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City of Citrus Heights General Plan

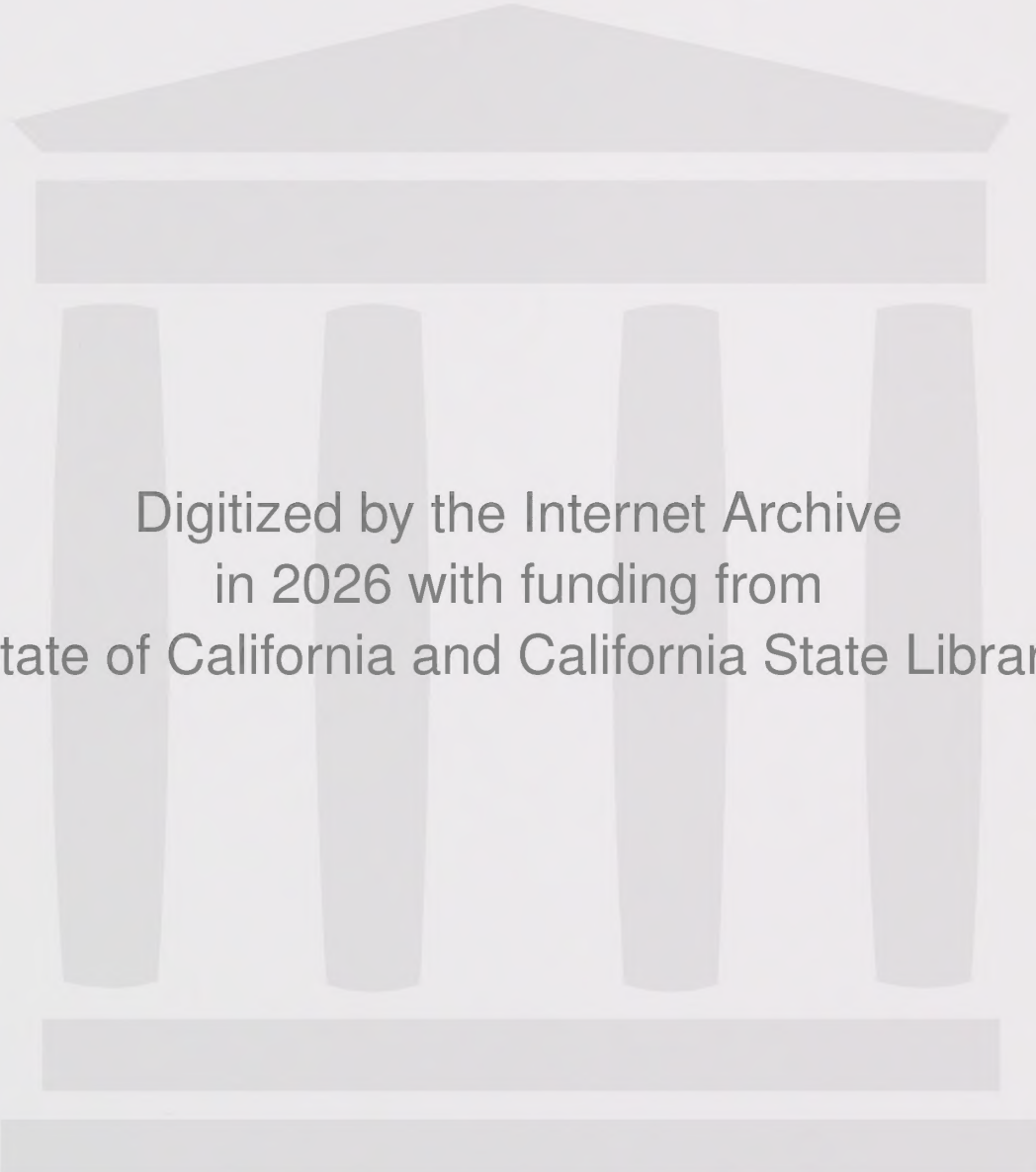
Summary of Background Information

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Chapter 1. Introduction

This report summarizes background information for the preparation of the first Citrus Heights General Plan. The information, in some cases expanded and reformatted, will also be used in the Environmental Impact Report (EIR) that accompanies the Plan.

This background report is intended to be a summary. Thus, more in-depth data may be assembled later for specific topics if deemed important to the Plan or the EIR.

Two important subjects are not included in this report but will be summarized in separate papers. First, a detailed land use inventory is being conducted for the City. This inventory will provide a sound "base line" for understanding the types and locations of businesses and the distribution of housing units in Citrus Heights. The inventory is expected to be available this spring, summarized in an electronic map format.

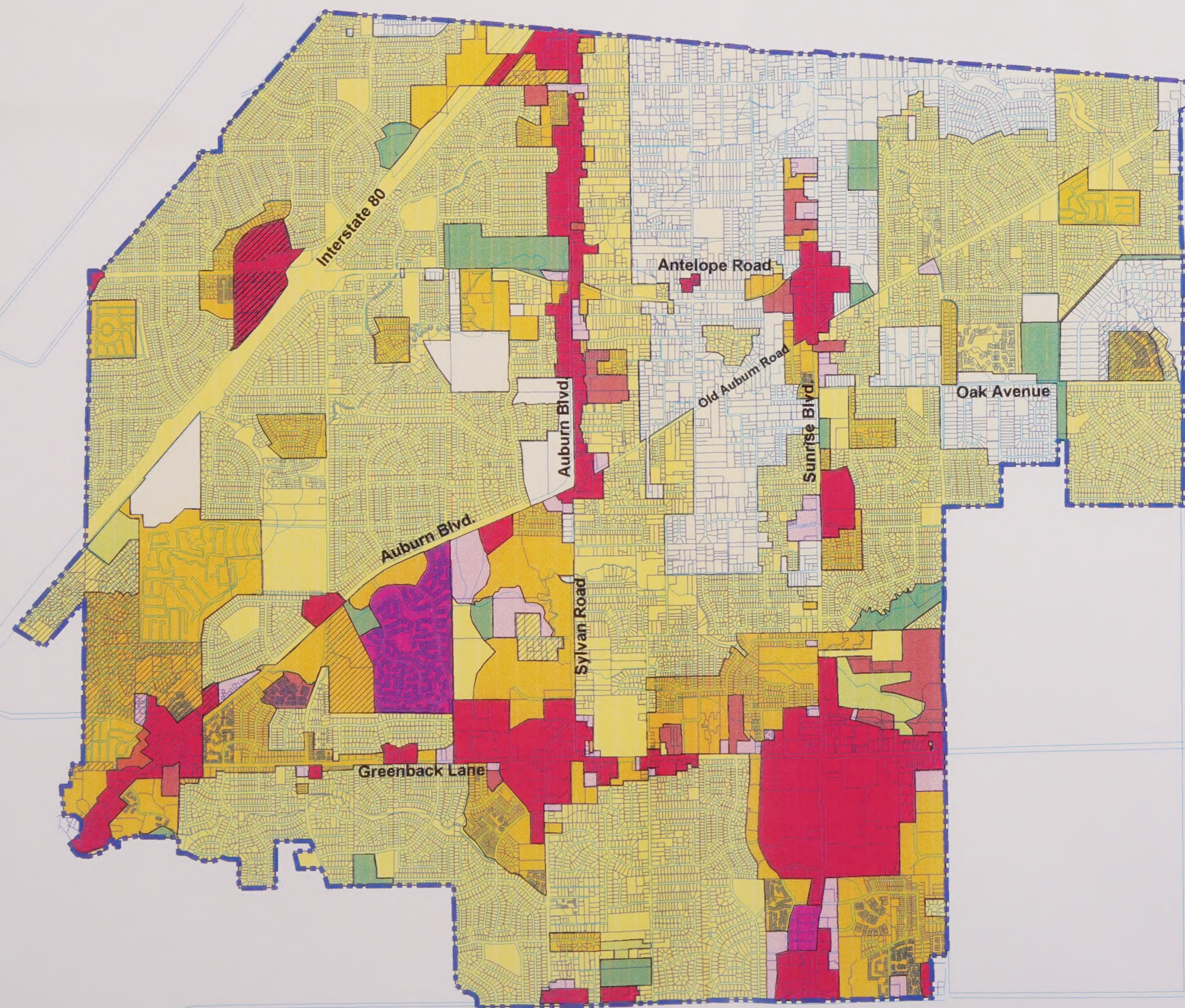
Second, the General Plan will consider the visual environment of Citrus Heights – the better elements of the City's visual character that should be protected and emulated as well as those that can be improved through future investment and stronger development guidelines. Background on this important topic will be presented in its own report which should be available later this spring.

Another important topic for the General Plan is the possible expansion of the City's Sphere of Influence (SOI). A city's SOI defines the area in which the community expects to expand in the future. Therefore, the geographic reach of the General Plan extends into the SOI, at least on a preliminary or tentative basis. Citrus Heights' present (1998) SOI is coincident with the municipal boundaries, but the City has recently proposed a new SOI that expands beyond the corporate limits. The proposed SOI has not been adopted as of this writing and the City may make adjustments based on further study and public input. The General Plan will encompass the preferred SOI. Much of the background data included in this report is relevant to the wider Citrus Heights area and will be useful regardless of how the SOI is eventually drawn.

For most of its history, Citrus Heights has been part of the unincorporated area of Sacramento County. Thus, the land use policies and zoning regulations germane to Citrus Heights were those of the County. After incorporation, the City adopted interim zoning regulations that largely reflect those of the County. Figure I-1 maps the current zoning districts as of late 1998. Note the large number of similar zoning districts, particularly with regard to residential densities. The map, therefore, consolidates some of these to help illustrate the more general land use patterns implied by the districts. After the City adopts its General Plan, adjustments to the Zoning Code and Map will be made, accordingly. A simplified district pattern along the

lines of this map, with policies and standards that respect the important character of specific neighborhoods, is one possible result.

There are, in addition to the City, many other agencies that provide services within Citrus Heights, and many of them also have plans relevant to the community. In the sections below, the most relevant features of those plans are noted as part of the discussion of the respective services and service providers.



LEGEND

-  Rural Residential
-  Low Density Residential
-  Medium Density Residential
-  Multifamily Residential
-  Auto Commercial
-  General Retail
Limited Commercial
Shopping Center
General Commercial
-  Office
Business Professional
Industrial Office Park
-  Commercial Recreation
-  Open Space
-  Planned Development
-  Special Planning Area

--- City Limit

ZONING MAP



FIGURE 1-1

Chapter 2. Population & Housing

Introduction

This chapter provides information relative to the population and housing characteristics of the City of Citrus Heights. State Law requires all California communities to prepare a "Housing Element". This law also outlines specific types of analyses and processes that must be followed in the development of the plan. The data and analysis contained in this section coupled with the goals, policies and action steps of the General Plan comprise the City of Citrus Heights' Housing Element.

Every five years, the state requires that localities update the housing goals and programs of their general plans to reflect changes in the locality. The City of Citrus Heights adopted its first General Plan on November 15, 2000 including the city's housing goals and programs. The city is now getting "on-cycle" with the state housing plan update calendar by updating its General Plan for the 2002-07 state housing planning period. The updated plan reflects the new housing needs projected by the Sacramento Area Council of Governments (SACOG), the available population and housing data from the 2000 U.S. Decennial Census, and current state and local projections. The update of the housing element also evaluates the City's goals, policies, and programs with regard to their ability to meet the housing needs of all segments of the community. Changes are made as appropriate given the background information presented, and in light of the effectiveness of the policies and programs.

Use of Relevant and Current Data

To properly understand housing, a complete review and analysis of the community's population characteristics and housing stock must be performed. An attempt has been made to use the most current socio-economic and building data available in this Section. The primary sources of data for the 2000 General Plan were the U.S. Decennial Census, State Department of Finance, Claritas, DataQuick, and the City Building Department. Claritas is a nationally recognized demographic data provider.

To update the plan, additional sources were consulted including the Sacramento Area Council of Governments (SACOG), RealFacts, the California Association of Realtors, the Sacramento Association of Realtors, and other sources as noted. It should also be noted that the tabulation of the 2000 Decennial Census is not complete. The Background Report has been updated using the tables available as of May 1, 2002.

Public Participation

The City's General Plan was developed through the combined efforts of City staff, the City Planning Commission, the City Council, General Plan Advisory Committee (GPAC) and the City's consultants, in order to gather input from all segments of the community. Citizen input was received through workshops, GPAC meetings and public hearings conducted by the City's consultants, Planning Commission and City

Council. The notices for these workshops and hearings were published in a local newspaper, prominently posted at City Hall, on the City web site and other public facilities. These notices were printed in a manner to optimize public participation. The Background Report and General Plan documents were circulated to various service providers, non-profit organizations and housing advocates throughout the area. In addition, a detailed summary of the General Plan, including the housing sections, was inserted into a local newspaper, the City Press, which was circulated to all households, including rental households. These efforts were designed to promote broad participation in the General Plan development by all social and economic segments of the community.

To update the General Plan for the 2002-07 housing planning period, the City consulted local housing advocates, developers of affordable housing and local service providers. The City requested that they identify elements of the housing section, and the City's housing goals that would require updating as the result of significant changes in the locality. Public hearings will be conducted before the City Planning Commission and City Council. The notices for these hearings will be published in a local newspaper, prominently posted at City Hall, on the City web site, and at other public facilities. These notices will be printed in a manner to optimize public participation. The updated Background Report and General Plan documents will be circulated to various service providers, non-profit organizations and housing advocates throughout the area.

Background and History

The City of Citrus Heights was incorporated in January of 1997. The City adopted its first General Plan on November 15, 2000. This plan was certified to comply with State housing law on April 13, 2001, by the California State Department of Housing and Community Development. In addition to certifying compliance, the review letter stated that the City should do the following:

- monitor the results of the adopted programs and action plans as set forth in the General Plan;
- utilize the annual reporting process to evaluate the effectiveness of the programs and actions, especially as they relate to increasing housing opportunities for the City's residents;
- revise the housing element of the 2000 General Plan to conform with the State's statutory schedule; and
- regularly inventory the City's vacant land and provide the means for under-utilized land to be used for higher density uses, specifically for housing.

Current Update

In December of 2001, City staff met with State of California Housing and Community Development Department (HCD) staff to discuss the expectations the department has for the City's 2002 revision. City and HCD staff agreed that in light of the fact that the City's General Plan is only one year old, and that limited information is currently available from the 2000 US Decennial Census, an update of only the most pertinent information would be sufficient to meet the requirement to have a current housing element, and that a full revision is not necessary.

All available current information should be used to update the background report, and the City should evaluate its housing programs and activities with an emphasis on:

- the current estimate of the homeless population, and programs and activities that attempt to meet their needs;
- the current inventory of vacant land, and its availability for higher density uses, specifically housing;
- comment from developers of affordable housing, local housing advocates, and residents of affordable housing;
- incorporate all information available from the 2000 U.S. Decennial Census at the time of submission (detailed housing and income information will not be available in time to incorporate in the 2002 update -- it is due out September, 2002).

The City did meet with housing advocates, specifically two non-profit developers of affordable housing. Concerns raised included:

- the availability of vacant land,
- the willingness of the City to grant fee waivers and deferrals,
- the City's entitlement process,
- available City housing funds (federal and state grants, tax increment, commercial mitigation fee),
- emergency shelter and transitional housing for the homeless located in the City, and
- progress towards meeting the City's Regional Housing Needs Allocation.

State Mandate

State law mandates that the City evaluates its general plan housing goals, objectives, programs, and activities to include comment on:

- the "effectiveness of the element," meaning a review of their results;
- the "progress in implementation," meaning an analysis of the actual versus planned achievements; and
- the "appropriateness of the goals, objectives, and policies," meaning how they might be altered to reflect lessons learned in their implementation or changing conditions in the City.

Factors for Developing Housing Strategies

The City of Citrus Heights Consolidated Plan for 2000 to 2004 has set forth an Affordable Housing Plan that includes a list of factors for developing housing priorities and a set of appropriate strategies. This update presents information and includes discussion that confirms these conditions or identifies conditions that have changed, and revises priorities and strategies where appropriate.

Factors on Developing Housing Strategies:

- The 1998 Housing Condition report indicates that the City will benefit from a limited City-wide housing rehabilitation program that will help home owners replace a roof or siding, and an additional repair program primarily for small exterior improvements. This last program would focus on minor repairs such as paint, porch, windows, gutters, and other similar items in addition to minor code violations.

- The 1998 Apartment Report summarized apartments by type, size, cost, and condition. One of the findings is that over 99 % of all apartment units in Citrus Heights are affordable to households at or below 80 % of area median income (\$41,120).
- In 1999, with median sales prices around \$120,000 and with mortgage rates near their lowest in the last 20 years, households earning 50 % to 60 % of area median (\$51,900 x 50% = \$25,950 and x 60% = \$31,140) can qualify to purchase homes in the City.
- It is anticipated that most low - income households would benefit from assistance with down payment and closing costs. It is often very difficult for low-income families to save sufficient funds for down payment and cover everyday living costs at the same time.
- The number of households in the City is increasing at a fairly low rate of 0.4 % a year.
- About 44 % of renters and 22 % of owners pay more than 30 % of their income for shelter (rent or house payment plus utilities).
- Less than one percent of all owner households and less than three percent of all renter households in the City are considered overcrowded (more than 1.01 persons per room).
- Funding for new affordable housing construction at both the state and federal level has been severely curtailed.
- There are some neighborhoods in decline (such as Sayonara Drive) which would benefit from public facility improvement and housing rehabilitation funds.

Housing Resources

The City has the following continuing programs that support the City's housing goals and objectives:

- **CDBG Entitlement funds received annually through the federal Department of Housing and Urban Development (HUD):** A large portion of these funds is used for the City's Housing Rehabilitation Program. This program serves low-income and very-low-income households. Activities under this program include:
 - Owner-occupied Housing Rehabilitation Loan Program: low and no interest loans of up to \$50,000 made to owner-occupant households for essential home repairs.
 - Emergency Repair Program: low-interest loans and grants up to \$5,000 made to owner-occupant households for emergency repairs.
 - Mobile Home Repair Program: low and no interest loans of up to \$7,500 made to mobile home and manufactured home owner-occupant households for essential home repairs.
 - Senior and Disabled Home Retrofitting Program: grants up to \$5,000 to senior and disabled households to adapt owner-occupied or rental housing for the mobility and safety needs of seniors and the disabled. (Note: this grant may be combined with other programs.)

- **HOME funds received through the Sacramento HOME Consortium:** The City is a member of the Sacramento HOME Consortium with the Sacramento Housing and Redevelopment Agency. Through this agreement, the City receives a "fair share" of federal HOME (Housing Investment Partnership Program) funds that are allocated to Sacramento County as an urban county. These funds are directed to be used for first-time homebuyer assistance in the City of Citrus Heights.
- **CDBG Entitlement funds received annually through HUD and City General Revenue Funds for fair housing services:** The City annually funds the Human Rights/Fair Housing Commission to provide housing, disability, and employment discrimination services to Citrus Heights renters. The Fair Housing Commission also provides outreach services to the public, fair housing training to property owners and managers, and public forums on fair housing law.
- **Neighborhood Enhancement Program:** Citrus Heights is dedicated toward neighborhood preservation through housing nuisance, and zoning code enforcement with the goal of reducing blight; preserving the housing stock; and ensuring a safe, healthy, and decent place to live. The City continues to expand this program and has established several initiatives:
 - itinerant vending ordinance
 - abandoned vehicle abatement
 - public education campaigns (major automotive repair, junk and rubbish,)
 - administrative hearings to resolve stubborn cases
 - "team" enforcement with police, public works, planning, animal control, youth conservation corps, the parks district, and the fire district
 - weed abatement authority
 - cost recovery through liens against real property
 - the removal of illegal postings using community volunteers
 - the masking of graffiti by providing free paint
 - property "receivership" for nuisance properties owned by persons who are mentally incompetent
- **Pacific Housing and Finance Agency (PHFA) Lease to Purchase Program:** The City participates in a program that helps very-low to moderate income groups who lack cash, or who have poor credit, to purchase a home through lease-purchase. The participants must only make a one- percent down payment. PHFA purchases the home, and leases to the participant for a 39-month period, after which the participant assumes the loan.
- **Low Income Housing Mitigation Fee:** Citrus Heights assesses fees on non-residential building permits for the purposes of providing low - income housing. The City adopted the fee in 1997.
- **Housing Resource Guides:** The City has developed several resource guides to help the community in accessing housing programs. These include guides to affordable rental housing and tenant assistance programs; home ownership and homebuyer assistance; and senior and disabled housing and assistance/advocacy programs.

- **Other housing programs include:** Nehemiah, Mortgage Credit Certificate, California Housing Finance Agency, COPS loans, Veterans Administration loans, CalPERS, and the Neighborhood Assistance Corporation of America. The City supports the activities of the many lenders within the City that assist households from all economic segments to become homebuyers.
- **City Housing staff:** The City's Housing staff are available to citizens who wish to personally discuss their housing needs. Staff offers guidance and referral when appropriate, and maintains a library of publications and information sheets that are available free of charge to the public. These include publications from FannieMae and HUD.
- **Partnerships:** The City has identified strategic partnerships, both formal and informal, as key to meeting the City's housing goals. These include working with the local HUD Community Builder, the Sacramento Home Loan Counseling Center, the Sacramento Rental Housing Association, the County Human Rights/Fair Housing Commission, the Sacramento Housing Alliance, the County Department of Human Assistance, and the Sacramento (County) Housing and Redevelopment Agency.

Evaluation of the City's Housing Goals, Objectives, Policies, and Programs in the 2000 General Plan

Goal 24: To increase homeownership opportunities to ensure a balance of housing and household types.

Policy 24.1 Support the use of public and private funds to assist first time home buyers

Policy Actions:

- A. Use private funds to leverage program funds to create home ownership opportunities.
- B. Continue to participate in programs that encourage people to own homes close to their workplaces
- C. Develop and distribute housing resource materials to potential home buyers.
- D. Use available state and federal funds for a city-wide first time home buyer assistance program.
- E. Create and participate in partnerships that encourage home ownership.
- F. Explore innovative ways of creating opportunities for increased home ownership.

Accomplishments

- The City assisted 26 families with its first time home buyer program 2000 – 2002.
- The City is a member of the Pacific Housing Financing Agency, which offers a lease-purchase program for families who lack the credit to buy a home.
- CDBG, HOME, Nehemiah, and other private/public sources continue to be available. The City remains a CDBG entitlement community, and participates in the Sacramento HOME Consortium.
- The City's has developed a Home-ownership Resource Guide that is in its third printing.
- The City has forged partnerships with several housing agencies including Habitat for Humanity, Nehemiah Housing, Mercy Housing, the Rental Housing Association, the Sacramento Housing Alliance, and the Sacramento Home Loan Counseling Center.
- The City sponsors and participates in National Homeownership Week events.

Policy 24.2 Assist in the conversion of rental developments to owner occupancy where appropriate.

Policy Actions:

- A. Develop a program to allow and encourage conversion of small rental properties to owner occupancy.
- B. Investigate ways to achieve cooperative ownership of land in mobile home parks.

Accomplishments

- The City mailed a letter to over 4,000 Citrus Heights renters in 2001 to encourage them to take advantage of first time homebuyer programs.

- The City has been in conversations with outside housing agencies on the subject of the conversions of small rental properties to home ownership. Local non-profits have expressed interest in a "scattered-site" single-family acquisition-rehabilitation program. The focus would be on selling to renter households. There is also interest in acquiring and rehabilitating multi-family rental properties the City has identified as troubled, converting them to rent-restricted units with resident governance. Discussions will continue in the fall of 2002.
- The City Council adopted a resolution on May 8, 2002 to encourage mobile home park residents to organize into resident associations. City staff have offered to provide technical support to fledgling associations. This is seen as a first step towards co-operative ownership. The Council also agreed to annually review mobile home issues and rent levels.

Goal Evaluation

The City has been very successful in its efforts to increase homeownership. The current policies and programs have been effective. The City will continue to expand and market its homebuyer assistance programs as well as other resources for homebuyers. The City will continue to search for innovative ways to increase home ownership in the City.

The City participates in a HOME Consortium with Sacramento County. The funds available under this program are used for the first-time homebuyer program. Recently, the City renewed the consortium agreement with the county and re-designed the program to be more effective. Recognizing the higher housing cost in the City, assistance in the City will be provided at a higher level than in the rest of the County. With rising housing costs, and stagnant incomes, assistance to homebuyers remains crucial to the balance of housing and housing types.

Goal 25: To provide adequate sites for a variety of housing opportunities to serve all residents.

Policy 25.1 Promote the development of a variety of housing types in terms of location, cost, design, style, type and tenure, while ensuring compatibility with adjacent uses of land.

Policy Actions:

- A. Support development of "granny flats" and other second units as allowed by the Zoning Ordinance.

Policy 25.2 Strive to meet the City's fair share housing allocation based on the Regional Housing Needs Plan.

Policy Actions:

- A. Develop procedures to ensure adequate analysis of re-zoning applications for their impacts on the City's ability to meet its Quantified Objectives.

Policy 25.3 Facilitate mixed use development and redevelopment in appropriate areas.

Policy Actions:

- A. Implement mixed use development along the Auburn Boulevard corridor during redevelopment.

Policy 25.4 Support a variety of housing opportunities on vacant or under-utilized lands.

Policy Actions:

- A. To encourage the re-development of under-utilized land, the City will, where appropriate:
- consider granting fee waivers, reductions, and deferrals;
 - extend its authority to issue tax-exempt bonds;
 - grant density bonuses and other incentives;
 - use its redevelopment authority;
 - re-zone or apply an overlay designation.

Policy 25.5 Promote fair distribution of special needs facilities throughout the City to avoid over-concentration in any particular neighborhood, including assisted housing, below market rate projects, and senior housing.

- A. As part of the revision of the Zoning Ordinance, identify constraints to the provision of housing that serves special needs; eliminate or mitigate these constraints.

Goal Accomplishments

- The City continues to offer flexibility in the use and re-use of residentially zoned properties, such as permitting the building of "granny flats" and other second units where permissible.
- The City has approved a development plan for the last major vacant parcel in the City -- Stock Ranch. The plan includes a mix of housing types and land uses. This plan includes apartments, senior housing, and low-cost housing.
- The vacant land inventory of the City includes vacant and under-utilized lands
- A review of Sacramento County's GIS land use database revealed additional vacant parcels that may accommodate new housing. That land has been incorporated into the revised land inventory of this housing element update.
- City policy has been revised to allow the development of mixed uses and the development of housing in commercially zoned areas.
- The City has entered into a regulatory agreement with the developer of the last remaining growth area to produce rent-restricted housing.

Goal Evaluation

This area has been successful and continues to be important in meeting the needs of the city's population.

Goal 26: To develop, to conserve, and to improve the housing stock to ensure decent accommodations for all segments of the community.

Policy 26.1 Encourage the conservation, improvement, and development of housing.

Policy Actions:

- A. Promote the use of mechanisms in State tax law and other methods of prohibiting tax deductions for owners of substandard rental units cited for code violations, including the recordation of a Certificate of Nuisance and a lien for recovery of fines against the title of properties that have long-term non-compliance.
- B. Remove unsafe or dilapidated housing through the Neighborhood Enhancement Program, secure vacant nuisance residential structures and require resolution through the Neighborhood Enhancement Program.
- C. Continue to offer incentives and financing assistance for affordable housing and housing rehabilitation.
- D. Work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation.
- E. Support the efforts of all local service organizations, schools, and other community groups to provide housing repair assistance, including "Christmas in April."
- F. Continue and expand the City's Owner Occupied Rehabilitation Program where feasible.
- G. Examine the feasibility of creating a Resale Inspection Program.
- H. Continue streamlining the review process to minimize any constraints on or disincentives to housing development.
- I. Promote quality design by offering flexible housing development standards.
- J. Fund the Senior Housing Emergency Repair Program, or develop a local "handyman" program for seniors.
- K. Use redevelopment funds to assist in funding and rehabilitating housing.
- L. Pursue a variety of funding sources such as the Housing Stock Fee and the Abandoned Vehicle Abatement Program to fund and strengthen the code enforcement activities.
- M. Use a system of cumulative and substantial fines to gain compliance from the owners of nuisance properties.
- N. Work with Habitat for Humanity to create self-help housing in the City.

Policy Accomplishments/Commentary:

- The City's Neighborhood Enhancement Program (NEP) staff have been recording a Certificate of Nuisance on the title of properties that have long-term non-compliance issues. This acts like a lien for fines accrued and prevents the transfer of property without compliance.
- The City has 14 active cases of dilapidated homes under enforcement. All of these are identified as high priorities for abatement.
- The City ordered the board-up of 9 units in 2001, and has further ordered that these units be repaired or demolished.
- NEP staff, the City attorney, and the County District Attorney are exploring means to resolve stubborn cases involving dilapidated properties including the use of receivership.

- The City has a strengthened administrative hearing process to consider and approve City abatement actions and cost recovery against property owners who have not complied with abatement orders.
- The City has completed 26 single-family rehabilitation projects in 2000-2001. The City plans to complete at least 12 in 2002.
- The City has allocated an additional \$276,000 to the Owner Occupied Rehabilitation Program in 2002.
- The City has added components to the Housing Rehabilitation Program that provide emergency repair grants, special grants to seniors and the disabled, and mobile homes.
- City has identified Habitat for Humanity as an organization that will involve the community at large, local service organizations, and schools in a major volunteer effort to provide housing for at least two very low income households.
- The streamlining of the development review process has been highly effective in minimizing any constraints and disincentives to housing development.
- The countywide agency that was selected to operate the Senior Housing Repair Program did not have the capacity to serve the City of Citrus Heights. The City's CDBG-funded Housing Rehabilitation Program does offer emergency repair assistance, and grants to seniors for handicapped retrofitting. There remains a need for a small repair "handyman" program to serve seniors. The new focus of the City will be to develop the local capacity to have such a citywide program.
- The City has begun to have a significant balance of housing funds from redevelopment set-aside, and the commercial mitigation fee. In the fall of 2002, City staff will present a plan to the City Council for the use of these funds.
- The City receives \$65,000/year from the Abandoned Vehicle Abatement Program.
- The Housing Stock Fee generates \$115,000 per year and has been determined to cover the City's housing enforcement costs.
- The City has been receiving over \$40,000 per year from penalties and fines assessed for violations of land use, zoning, nuisance, and housing codes. These revenues have increased substantially in recent years.
- The City has created a partnership with Habitat for Humanity to create self-help housing in the City. The City has allocated CDBG funds to assist in the purchase of land.

Policy 26.2 Promote the construction of housing types with a variety of prices, styles, and designs.

Policy Actions:

- A. Adopt amendments to the Zoning Ordinance to allow for mixed-use housing including clustered, live-work and above-retail uses in appropriate zones.
- B. Publicize the City's desire for mixed use development, and the Zoning, policies, programs, and procedures that allow and encourage it.

Policy 26.3 Promote improvements and rehabilitation to enhance the quality of multi-family developments.

Policy Actions:

- A. Investigate the feasibility of establishing a rental inspection program.

- B. Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City.

Policy Accomplishments:

- City staff has met with the local housing authority (Sacramento), toured local public housing, and discussed ways the City can help enhance the quality and appearance of public housing in the City. The City has requested that the housing authority prepare a request for funds to improve the grounds and street presence of public housing in the City.
- The City has seen the rehabilitation of three major multi-family properties since its incorporation. These include properties involving major moisture intrusion and interior mold growth problems. The City has invested considerable sums of staff time to enforce housing codes and monitor the corrections. The City also has issued a \$19 million tax-exempt bond to finance one of the rehabilitation projects in exchange for rent restricted units.

Policy 26.4 Promote high-quality multi-family developments that include appropriate design, scale, and amenities.

Policy Actions:

- A. As part of the revision of the Zoning Ordinance, prepare and adopt multi-family residential design guidelines that promote the following features:
- Sufficient outdoor privacy for each unity (e.g., patios, decks)
 - Covered off-street parking
 - Parking away from the primary access street and screened with landscaping
 - Assurance of proper site and building maintenance
 - Segmentation of building mass into smaller units, including one-story elements
 - Pitched and varied rooflines
 - Functional and accessible interior site open space
 - Recreational areas for children
 - Easily identifiable and sheltered entrances to units
 - Energy efficient design
 - On-site management.
 - The multi-family residential design guidelines shall also discourage features such as large blank walls and monotonous color schemes.

Policy 26.5 Conserve the City's stock of sound and viable mobile and manufactured homes.

Actions:

- A. Pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.
- B. Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile and manufactured homes.
- C. Continue to fund the emergency repair program for lower income owners of mobile and manufactured homes.
- D. Investigate the feasibility of converting mobile home parks to condominium ownership.
- E. Preserve mobile homes as a form of affordable housing.

Policy Accomplishments

- The City Council adopted a resolution on May 8, 2002 to encourage mobile home park residents to organize into resident associations. City staff have offered to provide technical support to fledgling associations. This is seen as a first step towards co-operative ownership. The Council also agreed to annually review mobile home issues and rent levels.

Policy Evaluation

After five years, the City continues to face the significant task of enforcing housing, building, zoning, and nuisance codes. The City has responded to the challenge by continuing to innovate, developing new ways to approach code enforcement. This has included educational campaigns to inform the public about the City's codes that prohibit major automotive repair in residential areas, non-operative automobiles, the accumulation of junk and rubbish, and codes that require the maintenance of residential landscapes. The City uses both the local press and quarterly mailers to promote its message. Fines and the recordation of liens on the title of properties are used to gain compliance on difficult properties. The City has been very successful in turning around many high visibility problems, and is aggressive at enforcing housing standards.

The City's housing rehabilitation programs continue to be successful and very popular. The City has continued to market its programs through paid advertisements and quarterly mailers. The capacity of the City to deliver these programs has been increased in the last year with the creation of the new Housing Planner position, and by attracting larger firms to bid to administer the Housing programs.

The City has continued to increase the commitment of funds for housing preservation, has increased staffing for housing, has diversified its source of funds, and has leveraged funds and staff time through community partnerships.

More than ever, the development, conservation, and improvement of the housing stock to ensure decent accommodations for all segments of the community is important to the population of Citrus Heights.

Goal 27: To conserve currently assisted units to ensure availability of housing for lower income households.

Policy 27.1 Pursue all available strategies and procedures to preserve government-assisted units that are at risk of conversion to market rate.

Policy Actions:

- A. Review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention.
- B. Work with the federal Housing and Urban Development Department (HUD), Sacramento Housing and Redevelopment Agency (SHRA), and other agencies to determine the City's options in preserving at risk units.
- C. Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes convert to market rate.

- D. If the conversion of assisted units to market rate in an "at-risk" affordable multi-family housing project cannot be prevented, the City will:
 - inform the owner that there are obligations imposed by local, state, and federal law with respect to notification and relocation;
 - ensure that proper notification is given to residents, qualified entities, and public jurisdictions;
 - ensure that residents are properly relocated.
- E. Use CDBG, Redevelopment funds and other available resources to subsidize identified "at-risk" units, rehabilitate substandard units, and/or fund self-help projects, to retain their availability as low-income housing.
- F. The City will develop a comprehensive plan to redevelop the multi-family housing on Sayonara Drive (Sunrise to Lialana). This will include:
 - an assessment of the current condition;
 - an analysis of alternative redevelopment scenarios;
 - an estimate of costs and identification of sources of funding;
 - identification of specific tasks the City must complete; and
 - a timeline for implementation.
- G. Meet with affordable housing providers to review any announced or pending conversions of at-risk housing.

Policy Accomplishments

- The City continues to monitor the inventory of affordable housing for "at-risk" projects through consultation with the local housing and redevelopment agency, and through regularly checking information published by the California Housing Partnership Corporation (a HUD contractor).
- The City's plans for local housing funds (RDA, Mitigation) will include the ability to purchase sub-standard units.
- The City adopted a "mass eviction ordinance" in March of 2002. This ordinance requires owners of rental properties who evict more than 25 households in any 30 day period to provide relocation payments to the low-income tenants being evicted.
- The City used its bond authority to finance the rehabilitation of 300 units, 60 units are restricted to very low income tenants.

Goal Evaluation

The City remains committed to the preservation of housing through innovative means. Housing costs continue to rise. Preservation of existing affordable housing remains crucial.

Goal 28: To ensure housing opportunities for all segments of the community.

Policy 28.1 Pursue necessary resources for the development, maintenance, and preservation of emergency housing, transitional housing, and housing to accommodate other special needs

Policy Actions:

- A. Enforce Uniform Building Code requirements to ensure that housing is accessible to the disabled.
- B. Carry out an assessment of transitional housing resources in the community, including an evaluation of need for rehabilitation.

Policy Accomplishments:

- The City enforces the requirements of the Uniform Building Code to ensure that housing is accessible to the disabled.
- The City participates in the County's Continuum of Care, which assesses the transitional housing resources in the community.
- City staff have met with local housing authority (Sacramento) staff and toured local public housing. The housing is generally in good repair; however, to enhance the quality and appearance of public housing in the City, City staff has requested that the housing authority prepare a "wish list" to improve the grounds and street presence of public housing in the City.

Policy 28.2 Endeavor to meet the housing needs of homeless persons

Policy Actions:

- A. Work with other jurisdictions to assess homeless needs and develop plans to address this problem.
- B. Continue to work with the Sacramento County Department of Human Assistance to provide emergency shelters and other support services.
- C. Provide CDBG funds and other resources as available to help finance the City's fair share of homeless services.

Policy Accomplishments:

- The City participates in the County's Continuum of Care, which assesses homeless needs and develops plans to address homelessness.
- The City is in its third year of funding the Sacramento County Department of Human Assistance to provide emergency shelter and other support services.
- The City dedicates close to a quarter of available CDBG annual entitlement funds towards funding the County's Homeless Continuum of Care.

Policy 28.3 Support and co-operate with regional and community-based organizations in the delivery of special needs housing resources.

Policy Actions:

- A. Support SHRA efforts to provide housing assistance within the community.
- B. Enforce Federal and State anti-discrimination laws.
- C. Continue to fund and support the Human Rights and Fair Housing Commission.

Policy Accomplishments

- The City continues to support SHRA's housing efforts. Staff meets regularly with SHRA executives and maintains close contact with Agency staff in order to coordinate SHRA's county-wide housing efforts and the local efforts of the City.
- The County's Mortgage Credit Certificate and First Time Home Buyer Assistance programs are coordinated to be offered in the City of Citrus Heights
- The City and County have formed a HOME consortium to receive federal HOME funds.
- The City funds the Sacramento Human Rights and Fair Housing Commission using both CDBG and the City's general revenue funds to enforce federal and state fair housing laws.

Policy 28.4 Assess the City's housing needs and its progress towards meeting its housing goals.

Policy Actions

- A. Review the General Plan annually to evaluate the effectiveness and appropriateness of housing related goals, policies and actions, including housing assistance funds.
- B. Establish a housing monitoring program that includes annual review of the following:
 - Inventory of land suitable within the City for the development of housing for all segments of the community.
 - Proposed and approved residential projects and building permits issued
 - Home and apartment vacancies
 - Rental and home sales survey and Multiple Listing Service summary
 - Infrastructure and public services capacity
- C. Ensure existing affordable housing developments are meeting their rent and income restrictions.

Policy Accomplishments:

- The City completed an annual review of the General Plan in 2001. Much of that report has been incorporated into this Housing Element update.
- City staff continuously monitors local and regional housing market conditions through subscriptions to market information services and local and regional industry media.
- The Community Development Department produces a monthly activity report.
- The City has an exclusive agreement with SHRA to monitor and enforce that all existing affordable housing developments are meeting their rent and income restrictions.

Policy 28.5 Encourage development of "move-up" housing so that residents will be encouraged to stay in Citrus Heights as their housing needs change.

Policy Actions:

- A. Review the City's available land inventory annually to ensure that sufficient land is designated for an appropriate range of housing types.

Policy Accomplishments:

- A review of Sacramento County's GIS land use database revealed additional vacant parcels that may accommodate new housing. That land has been incorporated into the revised land inventory of this housing element update.
- City policy has been revised to allow the development of mixed uses and the development of housing in commercially zoned areas.

Policy 28.6 Enforce local, state, and federal laws prohibiting discrimination in housing.

Policy Actions

- A. Continue to fund the Human Rights and Fair Housing Agency to support of its efforts to prevent housing discrimination.

Policy Accomplishments

- The City annually funds the Sacramento Human Rights and Fair Housing Commission using both CDBG and the City's general revenue funds to enforce federal and state fair housing laws.

Policy 28.7 Minimize government constraints on the production of housing to the extent feasible, while meeting public facility and service needs.

Policy Actions:

- A. Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications.
- B. Continue to make development decisions at the lowest level possible (e.g. staff approvals) in order to expedite development decision making.
- C. Continue to use density bonuses, City Redevelopment funds, federal funds and other available resources to promote housing opportunities, especially for low-income persons and those with special needs.
- D. Examine all City development fees to ensure they are fair, necessary and not an undue impediment to housing production. Consult with outside agencies such as the Human Rights and Fair Housing Agency, housing advocates, building trade organizations, Chamber of Commerce, and other private interests in making this assessment.
- E. Establish Council policy on fee waivers and deferrals for future development.
- F. Partner with outside agencies including the Sacramento Metropolitan Fire District, San Juan Unified School District, Sunrise Recreation and Park District, and Sacramento Regional Sanitation District to provide input in evaluating how these agencies' fees impact housing production.
- G. Review the Nexus Study for "Low Income Housing Fee" on new commercial development as a housing mitigation fee.
- H. Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks.
- I. In the rewrite of the Zoning Ordinance, review parking standards for all residential zones.
- J. To comply with SB 520, in the revision of the Zoning Ordinance:
 - identify and allow "by right" most variances that would be required to grant a reasonable accommodation;
 - identify and eliminate conflicts with fair housing law;
 - identify and mitigate constraints to the provision of housing serving the needs of disabled persons;
 - identify and eliminate any restrictions on use or occupancy that rely on a definition of "family" or related person.
- K. To comply with SB 520, develop a process for considering requests for reasonable accommodations.
- L. Publicize the revisions the City has made to the Zoning Ordinance.

Policy Accomplishments:

- A plan for the use of City redevelopment funds, federal funds, and other available resources available to promote housing opportunities, especially for low-income persons and those with special needs will be taken forward to the Planning Commission and the City Council.

- The City is currently examining all City development fees to ensure they are fair, necessary and not an undue impediment to housing production. The City will consult with outside agencies such as the Human Rights and Fair Housing Agency, housing advocates, building trade organizations, Chamber of Commerce, and other private interests in making this assessment.
- The Council grants fee waivers and deferrals on a case-by-case basis. Such requests have been considered and granted, most recently for the rehabilitation of the Normandy Park Apartments.

Policy 28.8 Use City redevelopment funds to create housing to help meet the needs of the community.

Policy Actions:

- A. Use City Redevelopment "Set Aside" funds and Low Income Housing funds for low and moderate-income housing projects.
- B. Develop a five-year plan to identify specific projects and priorities for City Redevelopment "Set Aside" funds and Low Income Housing Funds.

Policy Accomplishments:

- The City participates in the Sacramento County Continuum of Care, making an annual contribution of its CDBG funds to the Continuum.
- In the last two years (2000-2001), the City has provided assistance to 275 senior households, 3 physically disabled households, and 367 households with substance abusers.
- The City's CDBG funding has been directed entirely to low income households and low-income areas of the City. The City has served 280 households using federal funds.
- Sixteen of the 26 households who received housing assistance in 2001 from the City were female-headed.

Goal Evaluation

The City is committed to serving all segments of the community. The City dedicates a substantial portion of the available federal funds to the most needy.

Housing Needs Assessment

To effectively determine the present and future housing needs of the City of Citrus Heights, demographic and socio-economic variables such as population, employment, households, household income, and housing stock characteristics must be analyzed. The following data are taken from the U. S. Decennial Census, the State Department of Finance, Sacramento Area Council of Governments (SACOG), City documents, Claritas, DataQuick and other conventional data sources.

To update the needs assessment, additional sources were consulted including the Sacramento Area Council of Governments (SACOG), RealFacts, the California Association of Realtors, the Sacramento Association of Realtors, and other sources as noted.

Population Trends and Projections

The Sacramento region consists of six neighboring counties: Sacramento, El Dorado, Placer, Sutter, Yolo and Yuba. Sacramento County, as the urban center of the region, contains two-thirds of the region's population with the majority concentrated in the City of Sacramento (20%). (Please see Tables 2-1 and 2-2.) Sacramento County has six incorporated cities: Citrus Heights, Elk Grove, Folsom, Isleton, Galt, and Sacramento. The City of Sacramento, with over four hundred thousand persons, represents one-third of the County's population. Three other incorporated cities (Citrus Heights, Elk Grove, and Folsom) have populations of over 50,000 persons each. The remaining two (Galt and Isleton) are small cities in the rural southern portion of the County. Within the region, the cities of West Sacramento (Yolo County) and Roseville (Placer County) are also significant population centers contiguous with the urbanized areas of Sacramento County.

One of the most significant changes in Sacramento County in the last twenty years has been the incorporation of previously unincorporated areas of the County. As outlying areas have become increasingly urbanized, local citizens have incorporated the cities of Citrus Heights and Elk Grove. In Yolo County, immediately adjacent to the downtown core of the City of Sacramento, West Sacramento incorporated by assembling several small adjacent towns. Current efforts are also underway to incorporate Rancho Cordova in the southeast part of Sacramento County. The City of Folsom, long second only to the City of Sacramento in population, has been bumped to fourth in the urban area, and will soon (in spite of its rampant growth) be fifth to Rancho Cordova (55,060) if incorporation efforts succeed.

Between the years 1980 and 2000, the six county regions grew by nearly three-quarters of a million persons representing a 61% increase in population. This was higher than the 58% that had been projected for the twenty-year period. Numerically, the majority of this growth (60% of the total increase in persons) occurred in Sacramento County, with the largest increase (over 130 thousand persons) in the City of Sacramento. In terms of proportional growth, Placer and El Dorado counties have grown 2-3 times faster than other counties in the last 20 years. The cities of Elk Grove, Roseville, and Folsom have doubled, tripled, and quadrupled respectively over the same period. Meanwhile, Citrus Heights has experienced a modest growth rate of 33%, reflecting the City's limited new growth areas.

TABLE 2-1: Population Trends - Sacramento and Neighboring Counties

County	Year			Change (1980 - 2000)	
	1980	1990	2000	Number	Percent
Sacramento	783,381	1,019,075	1,223,499	440,118	56.18%
Placer	117,247	170,452	248,399	131,152	111.86%
Yolo	113,374	134,263	168,660	55,286	48.76%
El Dorado	85,812	124,730	156,299	70,487	82.14%
Sutter	52,246	63,543	78,930	26,684	51.07%
Yuba	49,733	56,280	60,219	10,486	21.08%
TOTAL	1,201,793	1,568,343	1,936,006	734,213	61.09%

Source: US Decennial Census

TABLE 2-2: Population Trends - Sacramento Area Urban Cities

City	Year			Change (1980 - 2000) ⁽¹⁾	
	1980	1990	2000	Number	Percent
Sacramento	275,741	339,365	407,018	131,277	47.61%
Citrus Heights ⁽¹⁾	63,848	82,045	85,071	21,223	33.24%
Roseville	24,347	44,685	79,921	55,574	228.26%
Elk Grove ⁽²⁾	--	33,348	72,685	39,337	117.96%
Folsom	11,003	29,802	51,884	40,881	371.54%
West Sacramento	24,482	28,898	31,615	7,133	29.14%

Source: US Decennial Census

(1) 1980 and 1990 Citrus Heights counts are based on census blocks within current incorporation limits, aggregated by SACOG 3/01

(2) Elk Grove counts are based on census blocks within current incorporation limits, aggregated by SACOG 3/01

(3) Elk Grove change is 1990 - 2000

TABLE 2-3: Population Trends

Year	Population	Interval change		
		persons	percent	annual
CITY OF CITRUS HEIGHTS ⁽¹⁾				
1970	31015	-	-	-
1980	63,848	32,833	105.9%	10.6%
1990	82,045	18,197	28.5%	2.9%
2000	85,071	3,026	3.7%	0.4%
2005	91,350	6,279	7.4%	1.5%
SACRAMENTO COUNTY				
1970	631498	-	-	-
1980	783,381	151,883	24.1%	2.4%
1990	1,041,219	257,838	32.9%	3.3%
2000	1,223,499	182,280	17.5%	1.8%
2005	1,335,283	111,784	9.1%	1.8%

Source: 1980-2000, US Decennial Census; 2005, SACOG Projections, 3/7/01

(1) 1980 and 1990 Citrus Heights counts are based on census blocks within current incorporation limits, aggregated by SACOG 3/01

Population by Race and Ethnicity

The US Decennial Census reports that in the year 2000, 84% of the population of Citrus Heights identified as "White," while in the County overall, 65% did. The remaining 16% of the City's population identified as "Black or African-American," "Asian," other race, or reported two or more races in roughly equal proportions. Thirty percent of the County's population is split evenly among "Black or African-American," "Asian," and other single race. Six percent reported two or more races. Only 10% of the City's population describe themselves as "Hispanic," 7% of the population as "Mexican." The County's population identifies 16% and 12% respectively.

The City of Citrus Heights is predominantly "White" and "Non-Hispanic" with a significant ethnic minority population largely similar in composition to the County, yet comprising a much smaller portion of the overall population. The composition of the City's minority population differs from the County only by the proportionally greater number of persons reporting as being of two or more races. Please see Table 2-4 and the pie charts that follow.

TABLE 2-4: Population by Race and Hispanic Origin, 2000

Race(1)	Citrus Heights	Sacramento County
White	72,001	783,240
Black or African American	2,442	121,804
American Indian and Alaskan Native	860	13,359
Asian	2,423	134,899
Native Hawaiian and Other Pacific Islander	288	7,264
Some other race	3,032	91,541
Two or more races	4,025	71,392
Total population	85,071	1,223,499
Hispanic or Latino		
Hispanic or Latino (any race)	8,539	195,890
Not Hispanic or Latino	76,532	1,027,609
Total population	85,071	1,223,499
Hispanic by Race		
Mexican	5,882	150,909
Other Hispanic or Latino	2,657	44,981
Total Hispanic population	8,539	195,890

Source: US Decennial Census

(1) Race categories include only those reporting only one race.

FIGURE 2-4a: Population by Race, 2000

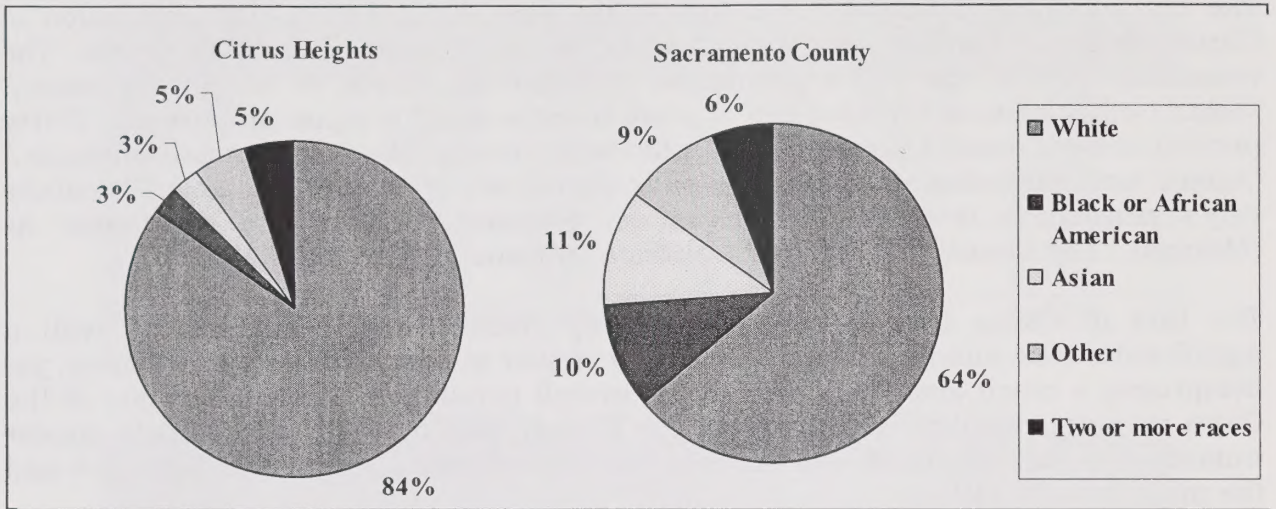
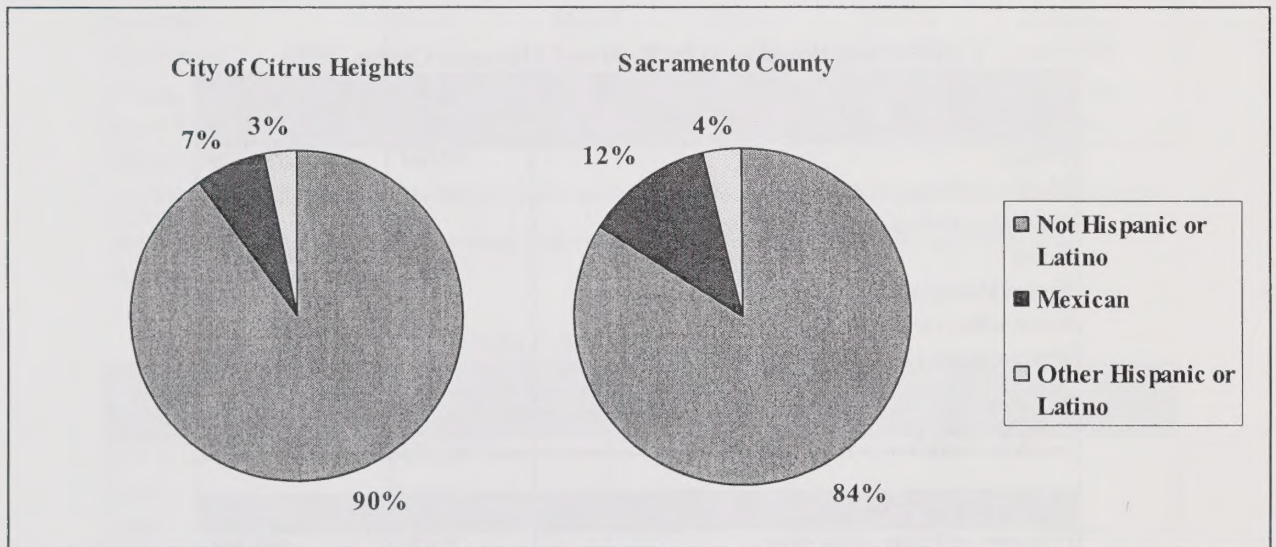


FIGURE 2-4a: Population by Hispanic Origin, 2000



Population by Age Trends

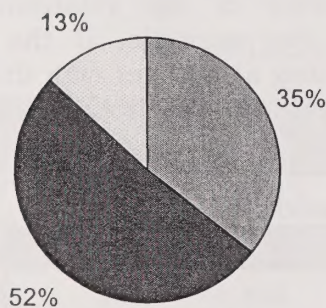
Between the years 1980 and 2000, the median age in Citrus Heights increased by 6.6 years. The year 2000 median age, 34.9 years, indicates a gradually aging population in the City of Citrus Heights. This trend reflects the same trend found nation-wide as life expectancies increase. The City's current (2000) population is predominantly working age (25 – 64 y.o.), but there are more households in Citrus Heights with older persons than there are those with children; 34% of households in the City include persons 65 years old or older, 23% with persons 18 years old or younger. (US Decennial Census) Overall, the City has a balanced population between age groups, with a steady increase in households with older persons.

TABLE and FIGURE 2-5: Population by Age 2000

Age (years)	Citrus Heights	Sacramento County
Under 5	5,786	88,922
5 - 9	6,214	99,028
10 - 14	5,964	95,316
15 - 19	5,845	87,895
20 - 24	6,352	82,218
25 - 34	12,463	179,839
35 - 44	13,287	199,003
45 - 54	11,039	160,742
55 - 59	3,878	52,353
60 - 64	3,229	42,308
65 - 74	5,516	71,092
75 - 84	4,128	49,266
85 and over	1,370	15,517
Total	85,071	1,223,499

Source: US decennial Census

City of Citrus Heights



Sacramento County

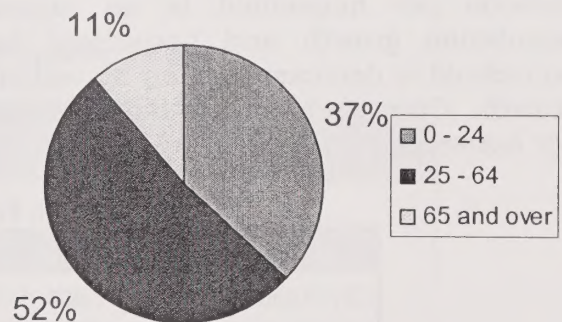


TABLE 2-5b: City of Citrus Heights, Median Age by Year

1980	1990	2000	20 year change
28.3	31.7	34.9	6.6

Source: US decennial Census

Commuting Patterns

According to the 1990 Census, most Citrus Heights' residents traveled 15 to 30 minutes to work. Another 24.9 % spent 30-44 minutes to travel to work. Most likely the number of workers spending 30-44 minutes commuting to work has recently increased, due to population growth and increasing demands on the Sacramento County transportation network.

In 1990, a strong majority, 82.0 %, of the Citrus Heights residents worked within Sacramento County, 17.6 % worked outside of the county. A very small portion, 0.4 % or 176 employees, worked outside of the State.

TABLE 2-6: Commuting Patterns-City of Citrus Heights-1990

	Number	Percent
Worked In the City of Citrus Heights	7,970	18.9%
Worked Outside the City of Citrus Heights	34,160	81.1%

Source: 1990 Census

TABLE 2-7: Commuting Patterns-City of Citrus Heights-1990

	Number	Percent
Worked In Sacramento County	34,533	82.0%
Worked Outside Sacramento County	7,421	17.6%
Worked Outside California	176	0.4%

Source: 1990 Census

Household Formation and Size

The change in the number of households in a city is one of the prime determinants of the demand for housing. Households can form even in periods of static population growth as adult children leave home, through divorce, and with the aging of the population.

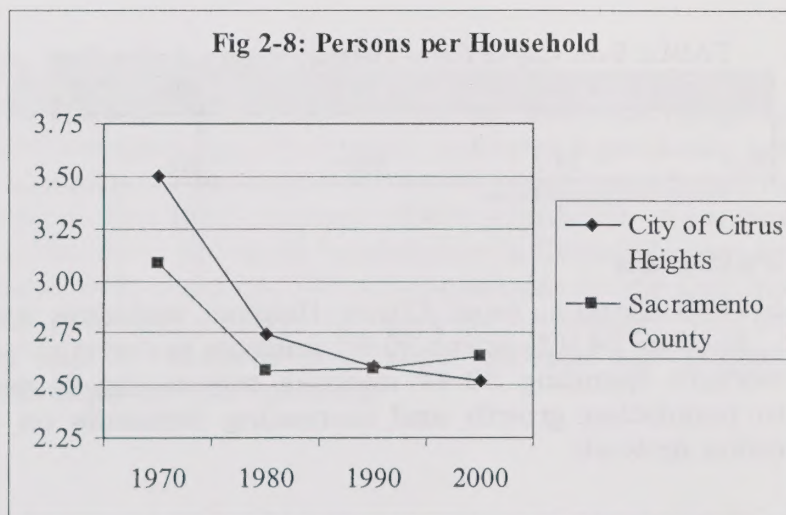
Persons per Household

Persons per household is an important indicator of the relationship between population growth and household formation. For example, if the persons per household is decreasing, then households are forming at a faster rate than population growth. Conversely, if population is growing faster than households, then the persons per household would be increasing.

Table 2-8: Persons per Household

	1970	1980	1990	2000
City of Citrus Heights	3.50	2.74	2.59	2.52
Sacramento County	3.08	2.57	2.58	2.64

Fig 2-8: Persons per Household



Between 1970 and 1980, persons per household dramatically declined for the City of Citrus Heights and Sacramento County. Specifically, the City of Citrus Heights dropped from 3.50 persons per household in 1970 to 2.74 persons per household in 1980, while Sacramento County decreased from 3.08 to 2.57 persons per household. The decrease in persons per household indicates that household formation or occupied housing units increased at a faster pace than the population between 1970 and 1980.

In the last twenty years, the trend towards smaller households has slowed, county-wide household size has even begun to increase. While the City once had households larger than the County as a whole by nearly one-half person, the City was identical to the County in 1990, and currently has slightly smaller households.

Number of Households

In the ten year period between 1970 and 1980, both the County and the City were experiencing a tremendous growth in household formation, but Citrus Heights grew at a rate over 110 percentage points higher than the County. To draw the comparison further, the number of households in the County increased at an average annual rate of 4.7% during these ten years, while the number of Citrus Heights households increased an average of 16.2% per year, a rate nearly three times greater. In the 1980's, the City's rate closely matched that of the County. During the 1990's, the City's rate dropped to a ten-year average of less than one percent, while the County continued to grow at 1.5% per year.

TABLE 2-9: Household Formation Trends

		Interval change		
Year	Households	persons	percent	annual
CITY OF CITRUS HEIGHTS				
1970	8,856	-	-	-
1980	23,176	14,320	161.7%	16.2%
1990	31,573	8,397	36.2%	3.6%
2000	33,478	1,905	6.0%	0.6%
SACRAMENTO COUNTY				
1970	202,953	-	-	-
1980	298,805	95,852	47.2%	4.7%
1990	394,530	95,725	32.0%	3.2%
2000	453,602	59,072	15.0%	1.5%

Source: US Decennial Census

TABLE 2-10: Household Size Trends

Household Size	1980 Number	Percent	1990 Number	Percent	Change Number	Percent
CITY OF CITRUS HEIGHTS						
1 Person	4,079	17.6%	6,979	22.1%	2,900	71.1%
2 Person	7,694	33.2%	10,814	34.3%	3,120	40.6%
3-4 Person	8,946	38.6%	10,722	34.0%	1,776	19.9%
5+ Person	2,457	10.6%	3,058	9.7%	601	24.5%
Total	23,176	100.0%	31,573	100.0%	8,397	36.2%
SACRAMENTO COUNTY						
1 Person	74,789	25.0%	99,436	25.2%	24,647	33.0%
2 Person	100,481	33.5%	130,623	33.0%	30,142	30.0%
3-4 Person	95,172	31.7%	123,303	31.2%	27,582	29.0%
5+ Person	29,363	9.8%	41,795	10.6%	12,432	42.3%
Total	299,805	100.0%	395,157	100.0%	95,352	31.8%

Source: 1980 and 1990 Census

Household Size Distribution

Along with the persons-per-household figures, household size helps determine the size of housing units needed within a jurisdiction. In the City of Citrus Heights, "small" households with one or two persons represented 56.4 % of all households in 1990, much more than the "large" households with five or more persons. Small households were the fastest growing household size between 1980 and 1990, increasing from 50.8 % in 1980 to 56.4 % in 1990.

In 2000, over half of the households in Citrus Heights are either one or two person households, which is not much change relative to previous years. Although the large numbers of smaller households would be appropriately accommodated in either one or two bedroom units, the City will need a variety of bedroom types as the numbers of households increase.

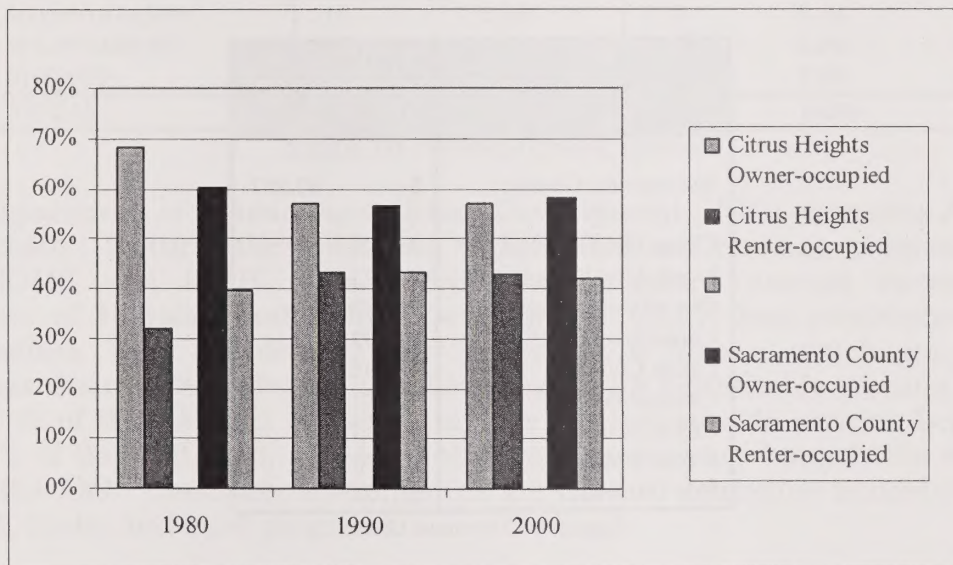
Household Tenure

Household tenure (whether an owner or a renter occupies a housing unit) can be effected by many factors—including housing cost, housing type, housing availability, job availability, and consumer preference. Over time, the tenure of housing units in the City of Citrus Heights has become more similar to that of Sacramento County. For example, 68% of Citrus Heights' occupied housing units were occupied by owners in 1980, while 60% were occupied by owners in Sacramento County overall, a difference of 8%. By 1990, the City had a level of owner-occupancy that was equal to the County overall. This trend has continued to the present.

(Note: The US Decennial Census enumerates housing tenure only for occupied housing units, vacant housing units are not enumerated. Owner-occupied housing units and renter-occupied housing units sum to the total occupied housing units, not total housing units..)

TABLE and FIGURE 2-11: Tenure - housing units

Year	Owner-occupied		Renter-occupied		Total
	units	percent	units	percent	
City of Citrus Heights					
1980	15,783	68%	7,393	32%	23,176
1990	17,965	57%	13,608	43%	31,573
2000	19,139	57%	14,339	43%	33,478
Sacramento County					
1980	181,011	60%	118,794	40%	299,805
1990	223,351	57%	171,179	43%	394,530
2000	263,819	58%	189,783	42%	453,602



Household Income Characteristics

According to the 1990 Census, the City of Citrus Heights median household income is higher than the City and County of Sacramento. However, some other suburban areas are higher in median income. For example, nearby Fair Oaks CDP had a median income of \$47,168, compared to \$35,780 for the City of Citrus Heights. Additionally, Placer County, Folsom, Orangevale, and Roseville had median household incomes higher than Citrus Heights. On the other hand, Carmichael, and North Highlands had median incomes less than the City of Citrus Heights.

The City of Citrus Heights median household income is almost ten percent higher than the Sacramento median household income. Between 1980 and 1990 the Median Household Income in the City of Citrus Heights increased from \$23,462 to \$35,780. At the same time, the median household income in Sacramento County increased from \$17,390 to \$32,297.

The proportion of households in Citrus Heights with incomes less than \$20,000 have been decreasing since 1980, while the proportion of households with incomes greater than \$50,000 have been increasing. For example, households with incomes less than

\$15,000 decreased from 34.0 % in 1980 to 14.2 % in 1990. On the other hand, households with incomes between \$60,000 and \$74,999 increased from 2.2 % to 8.6 %.

Approximately one-quarter of the households have incomes between \$60,000 and \$99,999, which is a large increase since 1990 and potentially reflects the creation of two income households in Citrus Heights. In addition, eleven percent of the households have incomes less than \$15,000 and most likely these households have relatively limited housing choices.

TABLE 2-12: Median Household Income
Trends-Surrounding Areas-1990

Area	Median Household Income
Sacramento County	\$ 32,297
Citrus Heights CDP	35,780
North Highlands CDP	27,025
City of Sacramento	28,183
Carmichael CDP	34,537
Placer County	37,601
Orangevale CDP	39,442
City of Roseville	39,975
City of Folsom	46,726
Fair Oaks CDP	47,168

Source: US Decennial Census

TABLE 2-13: Median Household Income Trends

Year	City of Citrus Heights	Sacramento County
1970	\$10,199	\$10,566
1980	\$23,462	\$17,390
1990	\$35,780	\$32,297
2000	\$46,394	\$42,933
2003	\$48,783	\$45,240

Source: US Decennial Census, Claritas

TABLE 2-14: Households by Income-City of Citrus Heights

Income Ranges	1980		1990	
	Number	Percent	Number	Percent
Less Than \$5,000	1,637	7.1%	761	2.4%
\$5,000-\$9,999	2,866	12.4%	1,480	4.7%
\$10,000-\$14,999	3,352	14.5%	2,230	7.1%
\$15,000-\$19,999	3,611	15.6%	2,407	7.6%
\$20,000-\$24,999	1,787	7.7%	2,837	9.0%
\$25,000-\$29,999	1,787	7.7%	2,849	9.0%
\$30,000-\$34,999	2,917	12.6%	2,787	8.8%
\$35,000-\$39,999	1,937	8.4%	2,545	8.1%
\$40,000-\$49,999	1,268	5.5%	4,800	15.2%
\$50,000-\$59,999	661	2.9%	3,595	11.4%
\$60,000-\$74,999	512	2.2%	2,721	8.6%
\$75,000-\$99,999	647	2.8%	1,828	5.8%
\$100,000+	194	0.8%	733	2.3%
TOTAL	23,176	100%	31,573	100%

Source: US Decennial Census, Claritas

The US Department of Housing and Urban Development (HUD) estimates Area Median Incomes (AMI). In turn, these AMI are utilized in many housing programs, such as CDBG, HOME and LIHTC. In addition to estimated annual income, the US Department of Housing and Urban Development (HUD) has established standard income groups. They are defined as: (1) Very Low Income which are households earning less than 50 % of the AMI; (2) Low Income for households earning between 50 % and 80 % of the AMI; (3) Moderate Income are households earning between 80 % and 120 % of the AMI, and; (4) Above Moderate Income are households earning over 120 % of the AMI. Generally, these figures are used to determine household eligibility for federal, State, and local programs.

Based on the 2000 HUD Area Median Income (AMI) and household income tables, it is estimated that 24.5 % of all households in Citrus Heights are 'Very Low income. An additional 22.0 % are Low income and 24.3 % have incomes between 80 and 120 % of AMI which categorizes them as Moderate income. The remaining 29.2 % of the households in Citrus Heights are classified as having Above Moderate income.

TABLE 2-15: Households by 2000 HUD Income Categories-Citrus Heights

2000 HUD Median Income: \$52,900 (four-person household)			
Income Category	Income Range	Number	Percent
Very Low	Less Than \$26,450	8,144	24.5%
Low	\$26,450 - \$42,320	7,313	22.0%
Moderate	\$42,320-\$63,480	8,077	24.3%
Above Moderate	Greater Than \$63,480	9,707	29.2%

Source: Estimated number of households by income interpolated into HUD income groups

Regional Housing Needs

This section of the Housing Element sets forth the City of Citrus Heights regional housing needs, as determined by Sacramento Area Council of Governments (SACOG) methods. It also identifies the needs of special population groups in the community (i.e., the elderly, disabled, large families, single parent households, farm laborers, homeless, etc.).

Regional Housing Needs Plan

The development of the Regional Housing Needs Plan (RHNP) is part of the Sacramento Area Council of Governments' (SACOG) role to assist the planning efforts of local jurisdictions. The RHNP determines the region's projected housing needs over a five to seven year period that coincides with the state mandated five year local housing plan revision cycle (revisions due in the Sacramento region in 2002). The most recent RHNP (covering the period 2000 - 2007) was adopted in September 2001.

The major goal of the RHNP is to assure a fair distribution of housing among cities and counties, so that every community provides an opportunity for a mix of housing types affordable to all economic segments. Under state law every city and county in the region has an obligation to meet the housing needs of the entire region. Every city and county must plan for its "fair share" of the region's housing need. (Government Code, Section 65833(a)(1))

Basic Construction Needs, 2002-2007

The core of the RHNP is a series of tables that indicate the housing unit needs for each jurisdiction by household income group. These units are considered the "basic new construction needs" to be considered when drafting individual city and county housing plans. The basic new construction needs are not building requirements, but goals for each community to be accommodated through appropriate planning policies and land use regulations. The allocated targets are intended to ensure that adequate sites are appropriately zoned and made available to meet the anticipated housing demand during the planning period for all income groups of the community.

Actual local housing needs and housing production may exceed the basic new construction need as determined in the RHNP. It should be noted that SACOG has estimated the minimum regional need for housing, not the maximum amount of housing to be built in a community.

The RHNP's basic construction needs are derived from projected housing needs for the region based on forecasted population growth, as well as various factors effecting the supply of housing, including vacancy and unit loss. The City of Citrus Heights basic construction need for 2002 to 2007 is 973 total housing units: 291 units for very low income households, 164 units for low income households, 63 units for moderate income households and 455 units for above moderate income households. The seven-year basic construction needs represent an average production of 139 units per year.

(Please note: Income groupings are based on the federal Department of Housing and Urban Development's (HUD) definitions of very low income, low income, and moderate income. HUD defines income groups by brackets of percentage of the Area Median

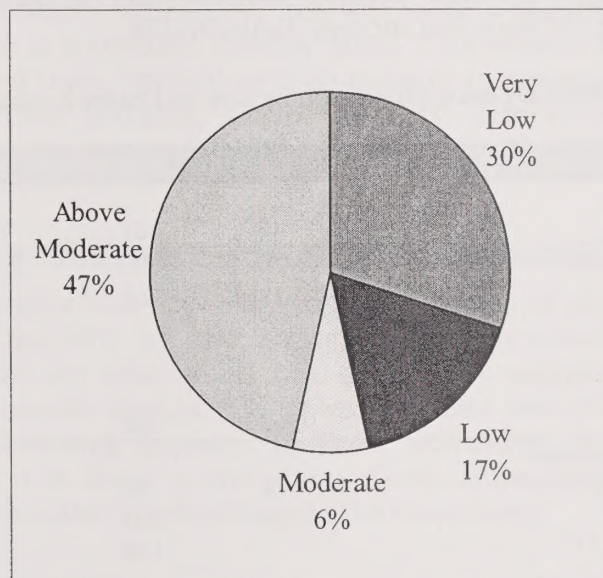
Family Income (AMFI). The AMFI used in the Sacramento region is based on the annual HUD estimate of median family income for the Sacramento Partial Metropolitan Statistical Area (PMSA) as defined by the US Census Bureau.)

TABLE 2-16: City of Citrus Heights Basic Construction Needs for 2000-2007

Income Group	% AMFI bracket	Total Units	Housing: Per year
Very Low	50% or less	291	42
Low	greater than 50% up to 80%	164	23
Moderate	greater than 80% up to 120%	63	9
Above Moderate	over 120%	455	65
TOTAL		973	139

Source: SACOG RHNA 2001, 9/20/01

Figure 2-16: City of Citrus Heights Basic Construction Needs



In the first three years of the RHNA planning period, the city has made significant progress towards meeting its estimated needs. The city has issued final permit approvals for 875 units of housing between January 1, 2000 and September 30, 2002. The majority of these units have been multi-family (664), and 558 have been affordable to low or very low income households. (Please see Table 2-16(b).)

To assign multi-family units produced to the proper RHNA category, staff surveyed all new multifamily developments to determine their rent levels. Staff then used HUD income levels to calculate the rents that are affordable to various households based on size and income levels. For example using the 2001 HUD incomes for Sacramento County a 1 person very low income household can afford to pay no more than \$492 per month (based on paying 30% of their income for housing). The rents charged by the new developments were then assigned to the income levels and these are noted in Table 2-16(b). The vast majority of new, non-luxury units are affordable to low-income households. The only units assigned to very low income were those that were assisted and rent restricted for 55 years.

To assign single family units produced to the proper RHNA category, staff reviewed all new housing developments in Citrus Heights that were completed between January 2000 and the present. The criteria used to assign the new homes to the income categories was to determine if the selling price was less than 3 times than the income of a 4 person household based on HUD income levels for Sacramento County. Based on advertised prices it was found that 40% were affordable to moderate -income families and 60% affordable to above - moderate income families. None of the new homes were deemed affordable to low or very - low income households.

The city has met and exceeded its construction need for housing affordable to moderate and low income households. (See Table 2-16(c).) The city is over half way to meeting its need for housing affordable to very low income households. There remains a significant amount of above-moderate housing to produce. The city believes that the market will likely produce adequate housing to meet the needs of above-moderate income households. The city has several policies and programs to encourage the development of housing for very low income households.

Table 2-16(b): Housing Production by type and target income group

Type and Income Category	2000	2001	2002	Total
Single Family	43	154	14	211
Above-moderate	26	92	8	127
Moderate	17	62	6	84
Low	-	-	-	-
Very Low	-	-	-	-
Multi-family *	206	458	-	664
Above-moderate	-	-	-	-
Moderate	76	30	-	106
Low	130	290	-	420
Very Low **	-	138	-	138
Total	249	612	14	875

* includes 300 re-claimed units.

** includes only units with 55 year rent restrictions.

Table 2-16(c): Progress Towards Meeting RHNA

Income Category	Total 2000 -2002	RHNA	Remaining 2003 - 2007
Above-moderate	127	455	328
Moderate	190	63	-
Low	420	164	-
Very Low	138	291	153
Total	875	973	481

Need for Replacement Housing

The Housing Condition Survey conducted in August 1998 by the City of Citrus Heights, identified 33,485 units of which 21 units (less than one percent) were dilapidated. An additional 50 units were classified as needing substantial repair; these units may be preserved in a rehabilitation program.

According to SACOG, there have been 39 residential demolitions, all single family, between 1990 and 1997, an average of 5-6 housing units per year that need replacement. According to the City of Citrus Heights Building Department, there have been 28 residential demolitions between July 1997 and December 2001, approximately 6 units per year.

The City is currently undertaking a major street-widening project along Greenback Lane. This project will result in the demolition of 32 housing units (16 duplex structures). The project will take a large enough portion of the parcels to make demolition of the structures necessary, but will leave a significant remainder of land. This land is located in a transition overlay zone. This means that the land remaining may be used for mixed uses, including high density residential. The City will plan for the replacement of this housing. Once the City determines the incomes of the occupants and the rents charged for the units, the City will adjust the quantified housing objectives.

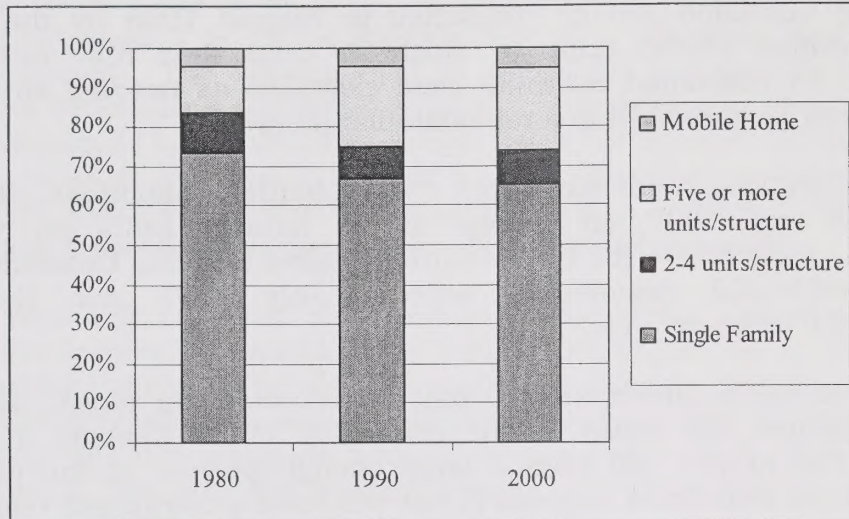
Existing Housing Characteristics and Conditions

The City of Citrus Heights has approximately two-thirds of its housing units in single family structures. One-fifth of the units are in structures with five or more units/structure. There are also small but significant numbers of units in 2-4 unit structures (9%) and mobile homes (5%). Over the last ten-year census period (1990-2000), this mix of housing appears to have stabilized in the City. As the City approaches build-out it is closer to the planned mix of housing types shown in Section 8 (Inventory of Land Suitable for Residential Development).

TABLE and FIGURE 2-17: Housing Units by Type-City of Citrus Heights

Unit Type	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Single Family	17,928	73.5%	22,193	66.7%	22,879	65.5%
2-4 units/structure	2,519	10.3%	2,779	8.4%	3,023	8.7%
Five or more units/structure	2,809	11.5%	6,788	20.4%	7,140	20.4%
Mobile Home	1,132	4.6%	1,509	4.5%	1,856	5.3%
Other	N/A		N/A		23	0.1%
TOTALS	24,388	100.0%	33,269	100.0%	34,921	100.0%

Source: US Decennial Census



Age of Housing Stock

Forty-one percent of the Citrus Heights housing stock was built in one decade (1970 to 1979). Another 29.1% was built between 1980 and 1989, which results in a median age of 24 years.

According to the 1990 Census, owner occupied housing units have out-paced multifamily development in every decade, except in the 1980's. Approximately 5,559 rental occupied housing units were built between 1980 and 1989, compared to 3,957 owner occupied housing units.

Historic Residential Construction Trends

According to the number of building permits granted final approval over the last four complete years (1998 - 2001), the city has an average net production of 209 new residential units per year. The city's first year of incorporation (1997) has not been included as the building department was becoming operational.

Of the 881 new units built in the City from 1998 - 2001, 55% were standard single family units. Most of the new residential development occurred in two single-family subdivisions: Creekside (224 lots) and Parklands at Sylvan Creek (63 lots). The majority of new multi-family development occurred in three projects: The Grove (206 units); Normandy Terrace (116 units, senior); and Montelena (38 units).

TABLE 2-18: Age of Housing-City of Citrus Heights, 2000

Year Structure Built	Housing Units
1999 to March 2000	317
1995 to 1998	755
1990 to 1994	1,854
1980 to 1989	8,945
1970 to 1979	14,376
1960 to 1969	4,449
1940 to 1959	3,819
1939 or earlier	406
Total	34,921

Source: US Decennial Census

FIGURE 2-18: Age of Housing-City of Citrus Heights, 2000

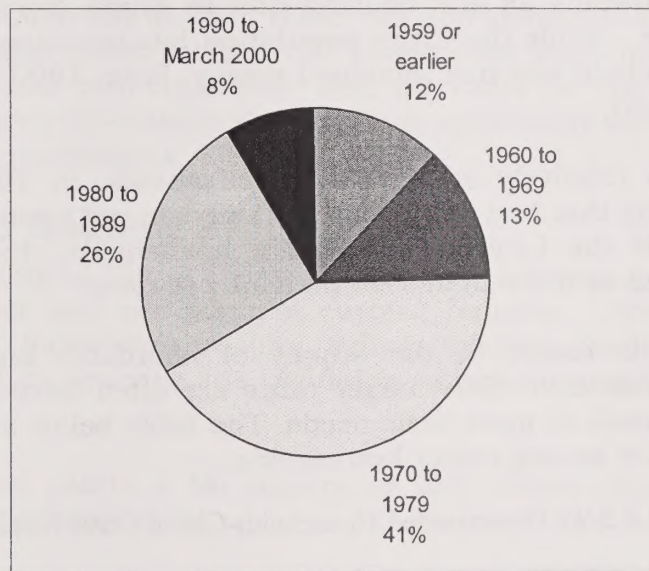


TABLE 2-19: Residential Construction Trends -- City of Citrus Heights

Structure type	Number of units/year				Total	4 Year Average
	1998	1999	2000	2001		
Single Family (1-2 units)	170	97	43	154	464	116
Multi-family (>2 units)	14	15	206	158	393	98
Subtotal	184	112	249	312	857	214
Demolitions (all types)	(5)	(5)	(7)	(3)	(20)	(5)
Net production	179	107	242	309	837	209

In addition to recent construction, the City of Citrus Heights has granted approvals for 218 additional housing units to be built in the year 2002. The units are divided into 162 single family units, including 14 duplexes; and 56 apartments. The following is a summary of current residential development projects (as of October 2002):

Residential Projects Under Review		
Mariposa Grove Subdivision	10	Single Family Lots
Stock Ranch Subdivision	98	Single Family Lots
Other small divisions	10	6 Single Family Lots, 2 duplexes
Residential Projects Approved or Under Construction		
Creskide Meadows Subdivision	20	Single Family Lots
Priests' Retirement Center	24	Twelve duplexes
The Oaks at Arcade Creek	56	Apartments

Overcrowded Housing Units

HUD defines overcrowding as any housing unit in which more than one person per room is in residence. While the City's population has increased over the past fifteen years, average household size has remained steady. From 1990 to 1998, it held at 2.6 persons per household.

Although the City's relatively small family households, in 1990 there were 1,179 households in the city that had more than 1.01 person per room. This is considered to be over-crowded. Of the City's over-crowded households, 451 experienced severe overcrowding, defined as more than 1.50 persons per room.

Overcrowding can be linked to the supply of affordable and adequate housing. Families that are unable to afford larger units are often forced by necessity to rent units that are too small to meet their needs. The table below shows that the level of overcrowding is higher among renter households.

TABLE 2-20: Overcrowded Households-City of Citrus Heights-1990

Household Type	Overcrowded (1.01-1.50 persons per Room)		Severely Overcrowded (1.50+ persons per room)	
	Number	Percent	Number	Percent
Owner	253	1.4%	50	0.3%
Renter	475	3.5%	401	2.9%
TOTAL	728	2.3%	451	1.4%

Source: 1990 Census

One of the accepted federal definitions of "substandard" housing is housing units without complete plumbing facilities. In 1990, only 0.2 % of the housing stock lacked complete plumbing facilities. In Sacramento County, 0.4 % lacked complete plumbing facilities.

TABLE 2-21: Indication of Substandard Housing Units-1990

CITY OF CITRUS HEIGHTS		INDICATOR TYPE	SACRAMENTO COUNTY	
Number	Percent		Number	Percent
1,179	3.7%	Overcrowded	22,928	5.8%
51	0.2%	Lack Complete Plumbing	1,464	0.4%
401	1.2%	Units Built Before 1939	25,876	6.6%

Source: 1990 Census

The City of Citrus Heights had two large affordable apartment complexes with major code violations: the 636 unit Fairways and the 300 unit Pavilions. In both cases the City found it necessary to post many of the units in these properties with "Vacate or Repair Notices". Such Notices are only used in cases of extreme and extensive violations. The City incurred substantial legal and code enforcement costs to induce the rehabilitation of these two affordable housing complexes. After five years of City enforcement actions these efforts have shown results. The rehabilitation of the Fairways was completed in December 2001, as was the rehabilitation of the Pavilions. The total number of conserved units in these two developments is 936 units. The City of Citrus Heights claims credit for the 157 low-income units in the Fairways, all of which are assisted and rent-restricted, and 60 units in the Pavilions (now the Renaissance) which are rent-restricted through an agreement whereby the City issued a bond to finance the renovations.

Condition of the Housing Stock

In August 1997 the City of Citrus Heights conducted a Housing Condition Survey to determine the number and condition of current housing. Five structural scoring categories were used: foundation, roofing, siding, windows, and doors. A total of six categories were used to describe the condition of housing units and the extent of rehabilitation needed.

- Sound:** 9 or less points – No repairs or only minor repair needed such as painting or roof repair.
- Minor:** 10 to 15 points – One or two minor repairs needed (patch or paint of siding, replacement of front door)
- Moderate:** 16 to 25 points – The Unit needs either one major repair (roof or siding replacement) or several minor repairs.
- Major:** 26 to 39 points - The units need at least one major repair and several minor repairs.
- Substantial:** 40 to 55 points - Major repairs are needed in two or more of the surveyed categories.
- Dilapidated:** 56+ points - The cost of repair would exceed the cost of replacement.

Of the 33,485 housing units surveyed, the majority are in sound condition. This category represents 31,578 residences, or 94.3 %. Despite the scoring of sound

condition, some housing units in this category may need minor repair, such as a coat of paint or patching of the roof. In the other categories, all of which require some degree of rehabilitation, 1,383 units scored as minor, 378 units are moderate, 75 units are major, 50 units are substantial, and the remaining 21 units are dilapidated and should be demolished and replaced.

TABLE 2-22: Housing Condition-City of Citrus Heights-1998

Total housing units surveyed - 33,485 Housing Units						
	Sound	Minor	Moderate	Major	Substantial	Dilapidated
Number	31,578	1,383	378	75	50	21
%	94.3%	4.1%	1.1%	0.2%	0.1%	0.1%

Source: Laurin Associates: "City of Citrus Heights Housing Inventory and Condition Survey"

Vacancy Rates

The vacancy rate is an indicator of the relationship between housing supply and demand in the City of Citrus Heights. For example, if the demand for housing is greater than the available supply, then the vacancy rate is probably low, and the price of housing will most likely increase or remain stable. Also, HUD considers an overall vacancy rate of five percent as adequate to provide choice and mobility for a community's residents.

The US Census reports an overall vacancy rate of 4.1% of housing units in the year 2000. This is a 1% decrease from 1990. This level of vacancy indicates a continued high level of demand for housing that is unmet by current supply. Owner occupied units have held a steady 1% vacancy rate. Renter-occupied units have gone from 8.8% in 1990, a healthy level, to a fairly tight 4.2% in 2000.

Current annual vacancy rates for apartments remain under 5%. Over the last five years (1997 - 2002) annual vacancy rates have risen only 0.5%. There has been some relief, as there was a slight rise to near 10% in 2000 after 206 new units were constructed. But, as demand continues to outstrip supply, in the last year alone (2000 - 2001), the annual vacancy rate has declined by 3.3 points to a rate of 3.7%. In the second quarter of 2002, the rate stands at 4.8%, a rise of 2.1% over the last four quarters. (Real Facts, 5/8/02)

Rents have risen correspondingly. Average rents for all unit types and sizes have risen over 38% in the last five years, from \$573.00/month to \$792.00/month; and 5.3% over the last four quarters from \$752 in the first quarter of 2001. (Real Facts, 5/8/02)

TABLE 2-23-A: City of Citrus Heights, Vacant Housing Units

	1990 ⁽¹⁾	2000
Occupied housing units	31,573	33,478
Vacant housing units *	1,696	1,419
Total housing units	33,269	34,897
Percent vacant	5.1%	4.1%

TABLE 2-23-B: City of Citrus Heights, Vacancy rates by tenure

	1990 ⁽¹⁾	2000
Owner-occupied	0.8%	1.0%
Renter-occupied	8.8%	4.2%

*not adjusted for seasonal, recreational, or occasional use

Source: US Decennial Census

(1)1990 Citrus Heights counts are based on census blocks within current incorporation limits, aggregated by SACOG 3/01

TABLE 2-24: Summary of Apartment Vacancy-City of Citrus Heights-1998

Rental Unit Type	Subsidized Vacancy Rate	Market Rate	Vacancy	Total Vacancy Rate
Studio	0.0%	4.5%		4.5%
1BR/1BA	2.4%	4.0%		3.6%
1BR/1.5BA	0.0%	2.3%		2.3%
2BR/1BA	0.0%	3.7%		3.0%
2BR/1.5BA	3.5%	1.2%		1.2%
2BR/2BA	3.3%	2.5%		2.5%
2BR/2.5BA	0.0%	1.1%		1.1%
3BR/1BA	0.0%	0.0%		0.0%
3BR/2BA	0.0%	3.5%		3.5%
3BR/2.5BA	0.0%	0.0%		0.0%
4BR/1BA	0.0%	0.0%		0.0%
4BR/2BA	0.0%	N/A		0.0%
TOTAL	2.9%	3.2%		3.0%

Source: Laurin Associates "City of Citrus Heights Apartment Survey," 1998

Special Housing Needs

Within the overall housing needs assessments there are segments of the population that require special consideration. These are generally people who are low income and have less access to housing choices. These special housing needs groups include the elderly, disabled, single-parent heads of households, large families, farm workers, homeless and first-time homebuyers.

Elderly

The 1990 Census reports the City Population of citizens aged 65 and over is 7,712 or 9.4% of the City's total. Approximately 20 % of these seniors are "Frail Elderly". Frail is defined here as needing at least some assistance to maintain an independent lifestyle. Seniors with mobility or self-care limitations who consequently may have special housing needs are included in this population. Similarly, the Sacramento City/County Housing Task Force report estimated that 20-40 % of the elderly population is frail.

Much of the senior population faces financial difficulties in the form of a limited income after retirement. In addition to financial difficulties, seniors face transportation difficulties, with one-third of persons over 75 unable to use public transit. Compounding this problem, one-third of all seniors live alone and therefore may not have access to any sort of transportation assistance. To quantify this population, the 1990 Census statistics for persons 65 years and older (civilian, non-institutionalized) who have a mobility or self-care limitation is used. For the City, the Census identified 1,445 seniors with mobility or self-care limitation or roughly 20 % of the non-institutionalized senior population.

The vast majority of the senior population desires to live as independent a lifestyle as possible. Housing and assistance programs for seniors should put priority on independent living, attempting first to maintain these persons in their own homes.

High rates of home-ownership prevail among the elderly population. However, as the elderly become unable to care for their own home and provide their own transportation, they usually will move to an independent living apartment complex. In 1990, 31.0 % of the senior households were renters in Citrus Heights, compared to 28.1 % for the County.

Five apartment complexes in Citrus Heights are restricted to senior citizens, or persons age 62 years or older. The vacancy rate for senior units is only 1.7 %, with most of the vacancies located in one-bedroom/one bath units. Of the five complexes in the City, one, Vintage Oaks, has rents targeting 50 to 60 % of the Area Median Income, per the Low Income Housing Tax Credit Program. In addition, Normandy Park with 116 units, provides housing to a mix of incomes at 50,60 and 80 percent of AMI.

TABLE 2-25: Elderly Apartment Summary-City of Citrus Heights-1998

Unit Size	Number of Units	Average Rent	Vacancy
Studio	140	\$448	1.4%
1 BR/1 BA	304	\$475	4.8%
2 BR/1 BA	61	\$524	0.0%
2 BR/2 BA	198	\$581	0.0%
TOTAL	703	\$507	1.7%

Source: Laurin Associates 1998: City of Citrus Heights Apartment Survey

There are additional senior facilities that provide congregate care, assisted living, skilled nursing, and Alzheimer's services. According to the Department of Social Services, there are 564 elderly residential care or assisted living beds in the City throughout 42 facilities. Major residential care facilities include: Arden Court (56 beds), Merrill Gardens (67 beds), Sunrise Community (150 beds) and Sun Oak Villa (70 beds). According to the Office of Statewide Health Planning and Development, there are 188 beds licensed for long-term care in two facilities: Manor Care of Citrus Heights and Sunrise Community. In addition, there are a total of 564 beds in 42 elderly residential care facilities throughout the City, according to the Department of Social Services.

Although the City has made substantial efforts in addressing senior housing needs over the past three years, the senior population is projected to continue to grow and this segment of the population will continue to need special assistance. In addition to senior housing needs, there are many low-income seniors who need other types of assistance and supportive services. The City should consider creating and funding a variety of senior programs including a senior center, an emergency repair program for seniors, a senior nutrition program and related needs. The City should also evaluate access to resources, such as transportation, meals and activities.

Disabled Persons

Physically Disabled

Individuals with physical disabilities have special needs in terms of access to and accessibility within dwelling units. Transit and proximity to needed social or medical services is also a special concern for the physically disabled.

According to the 1990 Census, 2,150 persons or 4.0 % of persons 16-64 years of age in the City of Citrus Heights has a physical limitation. This is defined as a limitation "which makes it difficult for the individual to take care of their own personal needs, such as dressing, bathing or getting around inside the home." Also, 1,370 persons or 17.5 % of persons 65 years and over have a physical limitation. The 1990 Census reported that in the City, there are 2,115 persons with a physical limitation and work disability, approximately 3.4 % of persons 16 years and over.

TABLE 2-26: Physical Limitations by Work Disability Status, City of Citrus Heights-1990¹

Work Status	Total		16-64 Years		65 Years and over		of
	Number	Percent	Number	Percent category	of Number	Percent category	
WITH A PHYSICAL LIMITATION	3,520	5.7%	2,150	4.0%	1,370	17.5%	
With a Work Disability	2,115	3.4%	1,082	2.0%	1,033	13.2%	
No Work Disability	1,405	2.3%	1,068	2.0%	337	4.3%	
NO PHYSICAL LIMITATION	58,465	94.3%	52,014	96.0%	6,451	82.5%	
With a Work Disability	4,873	7.9%	3,359	6.2%	1,514	19.4%	
No Work Disability	53,592	86.5%	48,655	89.8%	4,937	63.1%	
TOTAL	61,985	100.0%	54,164	100.0%	7,821	100.0%	
Percent of total	100%		87%		13%		

Estimate of Need:

- ❖ 2000 persons in City 16 years and over: 68,545
- ❖ Percent of persons 16 years and over with Physical Limitation and Work Disability:
 $3.4\% \times 68,545 = 2,331$ physically disabled persons

The housing needs of physically disabled persons are not currently addressed in full and efforts to do so must include housing production programs, efforts to make sure unnecessary impediments to handicap housing are eliminated and supportive services, including possible special funding from the City. The social or medical services of the handicapped population should be carefully assessed within the City. In addition, the City should make efforts to determine the adequacy of its public facilities from an accessibility standpoint, particularly along major streets and sidewalks.

The City has a very aggressive program aimed at eliminating barriers for handicapped persons. This includes public facility accommodations and alterations, and removing transportation barriers

The City also has a new housing rehabilitation program that assists disabled owner-occupants and renters. This program provides grants for modifications and minor improvements to improve the accessibility and safety of the homes of disabled persons.

Mentally Disabled

The following information is excerpted from the Sacramento City/County Consolidated Plan as there is no data for this population that has been tabulated specifically for Citrus Heights. Based on information from caseloads from the Community Services Planning Council, there are 12,261 persons in the County overall (of which, 4,296 persons are located in the City of Sacramento) with severe mental illness that need special housing with supportive care.

Estimate of Need:

- ❖ Sacramento County Population of Mentally Disabled: 12,261
- ❖ Citrus Heights Proportion of Sacramento County Population: 7.5%
 $12,261 \times 7.5\% = 922$ mentally disabled persons

Developmentally Disabled

The term "developmental disability" describes a number of conditions, which permanently restrict an individual's development. State and federal governments differ in definition. California identifies developmental disability as a diagnosis originating before age 18, of one or more of the following conditions: mental retardation, epilepsy, cerebral palsy, and autism. Federal statutes apply a non-categorical, utilitarian designation: a severe chronic disability caused by physical or mental impairment that is evident before age 22.

In the past, persons with developmental disabilities have been perceived as dependent and in need of long term institutional and congregate care and treatment. In recent times, the idea of large state-sponsored institutions for the care of developmentally disabled persons has changed to smaller community based programs such as group homes and sheltered workshops. California, as well as other states, is taking a more aggressive approach to the developmentally disabled by advancing the concept of self-determination for the developmentally disabled and their families. This gives the persons involved the choice of determining how an individual budget will be spent on housing, personal needs, employment, etc. The housing choices are varied, ranging from living with a family member to institutional type facilities.

According to the California Department of Development Services, a large proportion of developmentally disabled persons live at home with family, 65.9 %, in the State of California.

TABLE 2-27: Developmentally Disabled Persons by Residence Type
State of California-1997

Residence Type	Number	Percent
Own Home (with family)	96,412	65.9%
Independent Living *	12,184	8.3%
Development Center	4,031	2.8%
Skilled Nursing Facility or Intermediate Care Facility **	7,976	5.5%
Community Care Facility	25,634	17.5%
TOTAL	146,237	100.0%
PERCENT OF STATE POPULATION: $146,237 \div 32,609,000 = 0.5\%$		

Source: California Department of Development Services

* Includes Supported Living **Includes ICF/DD, ICF/DD-H and ICF/DD-H and ICF/DD-N

Estimate of Need:

- ❖ 2000 Citrus Heights Population: 89,170 persons
 - ❖ Percent of State Population Developmentally Disabled: 0.5 %
 - ❖ Percent of Developmentally Disabled in Need of Facility: 34.1 %
- $89,170 \times 0.5\% \times 34.1\% = 152$ developmentally disabled persons

According to the Department of Social Services there are 50 beds at nine adult residential facilities in Citrus Heights. Adult residential facilities provide 24 hour non-medical care for adults 18 through 59 who are unable to provide their own daily needs. Adults may be physically handicapped, developmentally disabled and/or mentally disordered. In addition, there is a capacity for 40 persons in adult day care.

Although California encourages the needs of mentally and developmentally disabled persons to be met through family environments, there are still a large number in the community requiring housing and other services for the developmentally disabled. The Citrus Heights area is the home of 64 group homes serving various elderly, frail, and disadvantaged populations. The City allows group homes of 6 or fewer persons to reside in any residential zone "by right" and without any staff or policy level review. The City should continue to identify ways to mitigate constraints against the provision of housing for these special needs households, and provide resources, when feasible, for the development and maintenance of housing for the mentally and developmentally disabled persons.

Single Parent Households with Children

The 2000 Census counted 2,493 female-headed single parent households in the City of Citrus Heights. Single parent households with children have special needs, especially when considering the rate of poverty. In the year 2000, 5.6% of all family households were in poverty, and 13.0% of female-headed families were in poverty. (US Decennial Census) Special needs include childcare, related support services, access to transportation and education, and affordable housing. This special needs group can be assisted by the affordable housing strategies for the City of Citrus Heights and Sacramento County, but can be further assisted with supplemental services on-site or near employment.

According to the Department of Social Services, there is a capacity for 2,239 children throughout 43 infant centers, school age child day care or day care centers. Specifically, there is a capacity for 203 children in infant centers (24 - hour non-medical care and supervision), 377 children in school age child day care (older than five years and in the first grade) and 1,659 children in day care centers (older than two years and less than first grade).

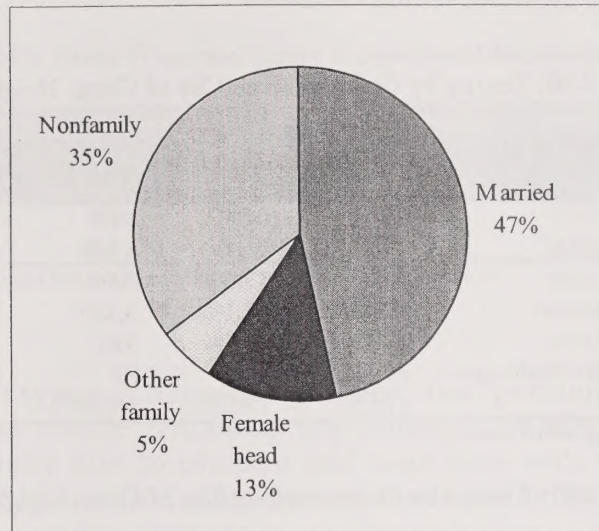
Estimate of Need:

- ❖ 2000 Citrus Heights Households: 89,170
 - ❖ Percent of Households That Are Single Parent w/ Children: 9.2 %
 - ❖ Percent of Single Parent Households w/ Children below Poverty Level: 23.5 %
- $89,170 \times 9.2\% \times 23.5\% = 1,928$ single parent households with Children below Poverty Level

TABLE 2-28: Household Type and Presence of Children
City of Citrus Heights-2000

Family households			
Married-couple family	15,527 46%		
With own children under 18 y.o.		6,785	20%
Without own children under 18 y.o.		8,742	26%
Female householder, no husband present	4,318 13%		
With own children under 18 y.o.		2,493	7%
Without own children under 18 y.o.		1,825	5%
Other family households	1,802 5%	1,802	5%
Non-family households	11,831 35%	11,831	35%
Total households	33,478 100%	33,478	100%

FIGURE 2-28: Household Type, City of Citrus Heights 2000



Large Families

A large family is defined as a household consisting of five or more persons. The 1990 Census indicated that 9.7 % of Citrus Height's households have five or more members, which is a decrease from 10.6 % in 1980. More specifically, 9.6 % of the renter households have five or more persons, while 9.8 % of the owner households have five or more persons.

TABLE 2-29: Tenure by Persons in Unit – City of Citrus Heights –1990

Persons in Unit	Owner Households		Renter Households	
	Number	Percent	Number	Percent
1 Person	3,189	17.8%	3,823	28.1%
2 Persons	6,638	36.9%	4,211	30.9%
3 Persons	3,421	19.0%	2,429	17.9%
4 Persons	2,959	16.5%	1,829	13.4%
5+ Persons	1,758	9.8%	1,316	9.6%
TOTAL	17,965	100.0%	13,608	100.0%

Source: 1990 Census

Generally, a five or more person household can be adequately accommodated by a three or more bedroom housing unit, but smaller household sizes will chose to occupy larger homes and impact the availability of larger bedroom sizes. There appears to be ample larger bedroom sizes in Citrus Heights, especially for the ownership units. For example, only 9.8 % of the owner households were large families, while 23.4 % of the ownership units were four or more bedrooms. On the other hand, there appears to be a deficit of larger rental units and most likely larger rental families occupy two or three bedroom rental units.

Large renter families that are low income often have a problem obtaining adequate housing due to low vacancy rates for large multi-family housing (2.5 % for three or more bedroom units), and the usually high rents for larger units. Most higher income, large families are homeowners or can afford to rent larger units, so the large family renter households is considered the special needs group with the higher priority of

concern. The following is a current estimate of unmet need for low income, large household renters in the City of Citrus Heights:

TABLE 2-30: Tenure by Bedroom Size-City of Citrus Heights-1990

Bedrooms in Unit	Owner Households		Renter Households	
	Number	Percent	Number	Percent
Studio	23	0.1%	542	4.0%
One Bedroom	323	1.8%	3,198	23.5%
Two Bedroom	3,166	17.6%	5,766	42.4%
Three Bedroom	10,253	57.1%	3,550	26.1%
Four Bedroom	3,894	21.7%	523	3.8%
Five or More Bedrooms	306	1.7%	29	0.2%
TOTAL	17,965	100.0%	13,608	100.0%

Source: 1990 Census

TABLE 2-31: Tenure by Overcrowding-City of Citrus Heights-1990

Person per Room	Owner Households		Renter Households	
	Number	Percent	Number	Percent
1.00 Persons or Less	17,662	98.3%	12,733	93.6%
1.01 to 1.50 Persons	253	1.4%	475	3.5%
1.50 or More Persons	50	0.3%	400	2.9%
TOTAL	17,965	100.0%	13,608	100.0%

Source: 1990 Census

Estimate of Need:

- ❖ 2000 Households: 33,239
 - ❖ 2000 Proportion of Renter Households: 41.6%
 - ❖ 1990 Proportion of Large Household Renters (5+ person): 9.6 %
 - ❖ 2000 Proportion of Low Income Households (<\$42,320): 46.5 %
- $33,239 \times 41.6 \% \times 9.6 \% \times 46.5 \% = 617 \text{ Households}$

In 1990, there were 552 rental occupied housing units that were four bedrooms or larger and this number has probably increased over the last ten years. However, the affordability of those larger rental units is uncertain, so the City will continue to address the concerns of large rental families through general affordable housing and first time homebuyer assistance ownership strategies.

Farm Workers

According to the Employment Development Department, total farm employment in the Sacramento MSA is expected to increase from 3,400 workers in March 1999 to 3,500 workers in March 2000. According to the 1990 Census, 472 workers over age 16 were involved in the agricultural industry. This equals 1.1 % of all workers. Of that number, 337 (71.4 %) are estimated to have worked in farm production, while the remainder were employed in support sectors such as trucking and warehousing. Most likely, that number has decreased over the last ten years.

Given the built-out nature of the City, there are scarce number of acres in farm production and subsequently a negligible need for farm worker housing. The housing

needs of farm worker populations can be addressed through general affordable housing strategies.

TABLE 2-32: Farm Wage and Salary Employment-Sacramento PMSA

Employment Type	March 1999	March 2000	Numeric Change	Percent Change
Farm Production	2,600	2,800	200	7.7%
Farm Services	800	700	-100	-12.5%
TOTAL	3,400	3,500	100	2.9%

Source: Employment Development Department: March 1997 benchmark

Homeless

There are generally two types of homeless persons: the "permanent homeless" who are the transient and most visible homeless population; and the "temporary homeless" who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a more permanent residence.

Over the past 20 years, dramatic increases and demographic changes have occurred in the homeless population. Today's homeless include families with children, employable individuals who are unemployed, the mentally ill, the elderly, the disabled, and substance abusers. As the County's and City's homeless become more heterogeneous, their needs become more complex and the responsibility to address these growing needs becomes critical.

The current best estimate of the number of persons using the homeless services, such as food and meals, range from 200 to 250 weekly. These numbers also include transient homeless persons from outside the City and the less visible homeless population - families and individuals with temporary housing or living with others while homeless. The Department of Human Assistance has agreed to maintain a count of persons who identify with the City of Citrus Heights during calendar year 2001. This will give the City an indication of whether the estimates of 200 to 250 are reasonable. This report is currently in progress and will be reported to the City once the County has completed its 2002 Continuum of Care. Current un-official estimates support a homeless population originating in Citrus Heights as 200-250. The City accepts this figure as its "fair share." Based on the current (March 2002) shelter population, with an assumed level of Citrus Heights originating homeless persons at 1.1% of total homeless persons, there are 223 homeless persons in shelters from the City.

Figure 33: Homeless Shelter Population on March 19, 2002

Type of shelter	Sacramento County			City of Citrus Heights Share (1.1%)		
	Individuals	Families	Total	Individuals	Families	Total
Emergency Shelter	596	229	825	6	2	9
Transitional Housing	403	466	869	4	5	9
Permanent Supportive Housing	429	917	1346	5	10	14
TOTAL	1428	1612	3040	15	17	32
Weekly (x7 days)	9,996	11,284	21,280	105	118	223

Source: Mike Andreozzi, Sacramento County Homeless Services -- July 23, 2002

The highest priority needs for the homeless population according to the County Department of Human Assistance and local housing-for-the-homeless providers are transitional and permanent housing with supportive services for subgroups among the homeless population. For homeless individuals, this includes transitional and permanent housing with supportive services for chronic substance abusers, persons with serious mental health problems, dually diagnosed persons, victims of domestic violence, those suffering from HIV/AIDS and persons with physical disabilities. For homeless families, resources need to focus on those people with serious mental health problems, those suffering from HIV/AIDS and persons with physical disabilities.

The 2001 Sacramento County Continuum of Care report included an analysis of homeless persons in the County and their needs. Indeed the homeless population is a highly mobile population, so the portrait represents a snap shot in time. The following tables are taken from the 2001 Sacramento County Consolidated Plan.

Homeless Services and Facilities

The City has several homeless resources available. The Sunrise Christian Food Ministry on San Juan Boulevard serves approximately 200-250 homeless persons through several programs. They operate a "food closet" that is open Monday through Friday from 11:30 a.m. to 3:00 p.m. and also offer assistance with medical prescriptions and transit passes. The Holy Family Catholic Church located on Auburn Boulevard, operates a kitchen for the homeless and needy. The kitchen is open for Wednesday dinners and generally serves 200 - 225 people each week. The Department of Human Assistance (DHA) of Sacramento County has a satellite office in the Grand Oaks Shopping Center on Auburn Boulevard. Primarily the focus of assistance to homeless families is to provide temporary housing. DHA's services for these newly homeless families include providing motel vouchers for up to seven nights for evicted families and/or assisting with the security deposits and first and last month's rent.

TABLE 2-34a: Needs of Homeless Individuals-Sacramento County

	Estimated Need	Current Inventory Serves	Unmet Need
<u>Beds/Units</u>			
Emergency Shelter	1,058	784	274
Transitional Housing	1,094	810	284
Permanent Supportive Housing	1,600	257	1,343
Total	3,752	1,851	1,901
<u>Estimated sub-populations</u>			
Chronic substance abusers	1,512	238	1,274
Seriously mentally ill	1,615	128	1,487
Dually-diagnosed	687	370	317
Veterans	1,134	30	1,104
Persons w/ HIV/AIDS	171	146	25
Youth	800	28	772

Source: 2001 Sacramento County Continuum of Care

TABLE 2-34b: Needs of Homeless Families-Sacramento County

	Estimated Need	Current Inventory Serves	Unmet Need
Beds/Units			
Emergency Shelter	406	301	105
Transitional Housing	347	257	90
Permanent Supportive Housing	1,812	453	1,359
Total	2,565	1,011	1,554
Estimated sub-populations			
Chronic substance abusers	1,128	238	890
Seriously mentally ill	1,025	128	897
Dually-diagnosed	513	370	143
Veterans	846	-	846
Persons w/ HIV/AIDS	76	68	8
Youth	1,280	31	1,249

Source: 2001 Sacramento County Continuum of Care

Several County agencies including the County Department of Human Assistance and the Sacramento Housing and Redevelopment Agency have homeless programs.

Generally services for the homeless are provided on a county or regional basis. As a result, the information for homeless facilities and shelters in the Sacramento county area is collected and reported for the county as a whole.

In Citrus Heights, families who have been evicted will be provided with a motel voucher for up to seven nights through the Department of Human Assistance. In addition, the temporarily homeless family may be eligible to receive assistance with their rental deposit and first and last month's rent when they locate housing.

The following information tables are excerpted from the City and County of Sacramento consolidated plan and show information on emergency shelters, and transitional and permanent housing for the homeless. Most of the emergency shelters are located within the city of Sacramento.

TABLE 2-35: Emergency Shelter Facilities and Beds for the Homeless, Sacramento County

Single Person Shelters	Number of Beds
The Salvation Army Men's Lodge	64
The Salvation Army Men's Annex	60
The Salvation Army Women's Annex	20
The Salvation Army Aid-In-Kind Program	52
Volunteers of America Aid-In-Kind Program	62
South Area Emergency Housing Center-Women's Shelter	12
Union Gospel Mission	54
Total single person shelter beds	324
Family Shelters	
South Area Emergency Housing Center-Family Shelter	55
Women Escaping A Violent Environment (WEAVE)	36

St. John's Shelter for Women and Children	36
Total family shelter beds	127
Shelters for the Inebriated	
Volunteers of America Public Inebriate Drop-In Center	60
Shelter for the Mentally Ill	
Transitional Living and Community Support for Mentally Ill Women and Men	17
Winter Overflow Shelters (November to March)	
Salvation Army Cal-Expo Winter Program	220
Volunteers of America Winter Drop-In Center	120
Total winter overflow beds	340
GRAND TOTAL SHELTER BEDS	868

Source: Sacramento Housing and Redevelopment Agency (SHRA) "Comprehensive Housing Affordability Strategy"

TABLE 2-36: Homeless Transitional and Permanent Housing Opportunities, Sacramento County

Transitional Housing Programs	Number of Spaces
Transitional Housing Program for Families with Children	32
Independent Living Readiness Pilot Program	58
Resources for Independent Living, Inc. Transitional Living Center for the Severely Physically Disabled	6
Transitional Living and Community Support Program for the Mentally Ill	45
TOTAL TRANSITIONAL HOUSING SPACES	141

Source: Sacramento City/County Consolidated Plan

The City does not currently contain emergency shelters and the motel voucher program is impacted, which implies an unmet need for homeless services in the area. The City is addressing the needs of homeless persons in the City through coordination with other jurisdictions, providing available resources, permitting the development of shelter, and implementation plans meeting shelter needs.

The City's main form of support for homeless services is through an annual contribution of the City's CDBG award to the County's Continuum of Care. The County has primarily used the City's funds to support the Winter Overflow Shelter, though the City funds lessen the County's costs of operating the shelter, making funds available to the other Continuum services. These services include but are not limited to housing assistance (placement, deposit, readiness), mental health and substance abuse services, employment services (job coaching, clothing, etc.), life skills training, and public assistance.

TABLE 2-37: Permanent Housing Opportunities Targeted to the Very Low Income and/or Formerly Homeless Individuals and Families, Sacramento County

Program	Number of Spaces
HUD Family Unification Demonstration Program Section 8 Certificates	40
SHRA Homeless Allocation Section 8 Certificates/Vouchers	100
Section 8 Moderate Rehabilitation Project (Midtown Manor)	20
Shasta SRO Hotel (alcohol free)	80
Ridgeway SRO Hotel	85
Sequoia SRO Hotel	88
TOTAL PERMANENT HOUSING OPPORTUNITIES	413

Source: Sacramento City/County Consolidated Plan

First Time Homebuyer Needs

Another aspect of housing need, is the need to assist low-income entry level homebuyers. These households could be caught between increasing rents and the difficulty of saving money for a down payment, while preferring an opportunity to own a home and accumulate equity.

The current (March 2002) median sales prices for a single family home within the City's two major zip code areas (95621 and 95610) are \$170,000 and \$195,000 respectively.

Currently, a family in Citrus Heights earning the annual median income of \$51,207 can afford a home priced at \$156,600. (This assumes a rate of 7.25%, 3% closing costs, 3% down, and a 30% payment to income ratio.) Thus, at current median prices, a family at median income is facing a gap of between \$13,400 and \$38,400 to buy a home in the City. The City's first-time homebuyer program offers up to \$20,000 in assistance to eligible low-income families. Coupled with public agency loans, this assistance makes it possible for many low-income families to qualify to but a home.

As shown in Table and Figure 2-38, the level of assistance provided by the City can effect the ability of a family to afford a home. The example shown assumes a substantial buyer's contribution. The first-time buyer assistance program can also help families who lack significant savings to buy a home.

TABLE and FIGURE 2-38: First Time Home Buyer Assistance, City of Citrus Heights

Assistance	\$	5,000	10,000	15,000	20,000	25,000
House Price	\$	147,781	152,037	156,362	160,664	171,215
Loan Amount	\$	132,764	132,028	131,301	130,581	136,304
Down Payment	\$	15,017	20,039	25,060	30,082	34,910

(Please note the following assumptions: Income = low-income for Sacramento PMSA (\$45,850/yr.);
Rate = 7.25%/ann.; Buyer's Cash = \$14,000; 30% ratio.)

Housing Costs & Overpayment

Housing Affordability

Affordability is defined as a household spending 30 % or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent plus utilities. In most cases, the contract rent includes payment for water, sewer and garbage in the City of Citrus Heights. "Gross monthly owner costs" include mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

For Sale Units

The residential real estate market in the Sacramento region has seen a tremendous rate of price appreciation over the last five years. Prices reached rock bottom in the mid-1980's, and as recently as the mid 1990's again dropped precipitously, seemingly immune from the rates of increase seen in the coastal areas of the state. Since then, prices have climbed a steady 10% per year. Prices in Citrus Heights have tracked along with the rest of the region. Most recently, prices have risen as much as 14% in the last 12 months.

This increase is due mainly to: 1) historically stable and low mortgage rates over the past ten years; 2) a decreasing home sales inventory, with resale homes nearly

disappearing from the market; 3) income growth; and 4) the trend of migration of high wage jobs and equity rich families from the high cost coastal regions centered around San Francisco and San Jose to the more affordable Central Valley.

With the most affordable homes in Citrus Heights in "the 170's," single family units are currently not affordable to the median income Citrus Heights family, yet they are affordable to the median income family in the greater metropolitan area. The median income family in Citrus Heights can only afford a home priced near \$157,000 (using an interest rate of 7.25% and standard-underwriting criteria). Similarly, the metropolitan area median income family can afford a home priced at \$170,000.

TABLE 2-39: Annual Median Sales Price-City of Citrus Heights

TABLE 2-39: Median Sales Price of Single Family Homes by Zip Codes, City of Citrus Heights ¹						
	1997	2001	2002	5-Year Change	12 Change	mos.
Sacramento Metro	\$ 122,500	164,900	186,000	52%	13%	
Citrus Heights - 95610 ⁽¹⁾	122,000	177,560	188,500	55%	6%	
Citrus Heights - 95621 ⁽¹⁾	99,925	146,000	166,000	66%	14%	
City average ²	110,963	161,780	177,250	60%	10%	

(1) a small portion of the City of Citrus Heights is outside the zip codes shown (<100 units)

(2) Average of two median figures

Source: MLS, DataQuick

Table and Figure 2-40: Median Sales Price for Single Family Homes, Sacramento Region - 1992 - 2002

Year	Median Sales Price
1992	\$ 132,000
1993	\$ 131,500
1994	\$ 129,000
1995	\$ 121,000
1996	\$ 118,000
1997	\$ 122,500
1998	\$ 127,000
1999	\$ 131,540
2000	\$ 142,000
2001	\$ 175,950
2002	\$ 186,000

Source: California Association of REALTORS

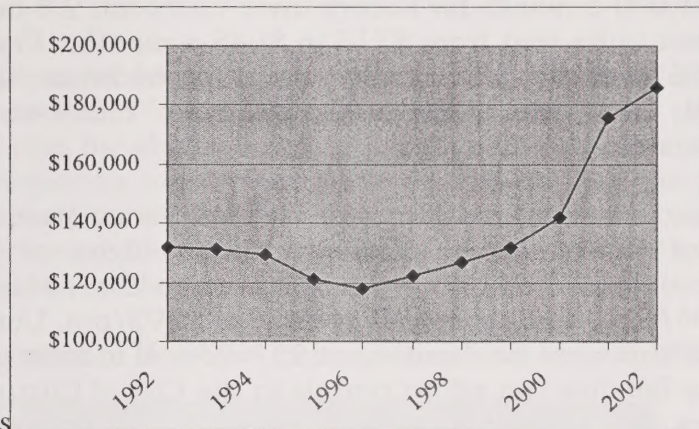
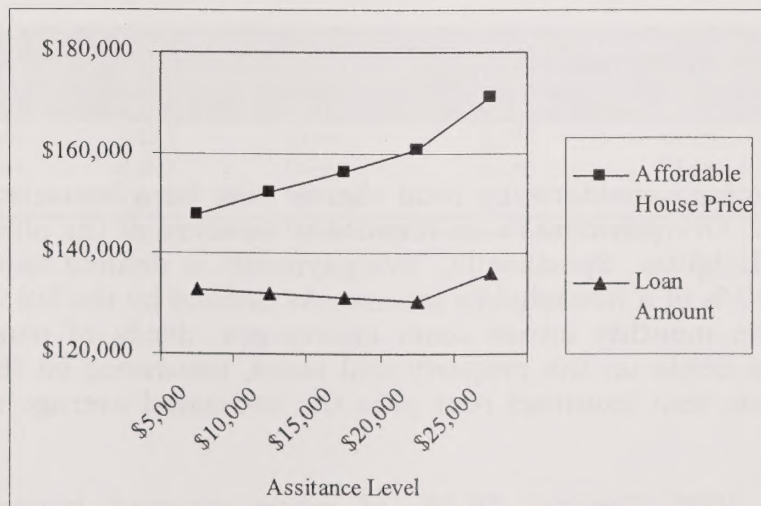


TABLE 2-41a: Affordable Housing Prices for Various Income Groups (family of four)

2002 Area Median Family Income = \$57,300/year				
	Sacramento Metro Area			Citrus Heights
	High income	Mid-income	Low-income	Mid-income
Annual Income	\$ 68,760	57,300	45,850	51,207
% Metro Area Median	120%	100%	80%	89%
Buyer's Cash	\$ 20,200	17,600	14,000	15,300
House Price	\$ 210,265	175,594	140,434	156,553
Loan Amount (30% ratio)	\$ 195,531	162,881	130,345	145,622
Down Payment	\$ 14,734	12,713	10,089	10,931
Interest rate	7.25%	7.25%	7.25%	7.25%

FIGURE 2-41a: Effect of Assistance Level on Affordable House Price and Loan Amount



Rental Units

According to a City Apartment Survey (1998), rental rates for apartments in Citrus Heights range from \$500 a month on Sayonara Drive (an identified low income area) to over \$1,000 a month for luxury three bedroom, 2.5 bath apartments. Market rate one bedroom units rent from \$515 to \$645 a month. Rent for a two bedroom unit ranges from \$620 to \$645 a month, and three bedroom apartments rent for \$745 to over \$1,000 a month. There are only 19 four-bedroom units and they rent for approximately \$785 a month.

More recent rental market surveys (Real Facts, March 2002) show rents ranging from lows of \$559/mo. for studio units to highs of \$1,248/mo. for three bedroom townhouses. For all unit types, the average low rent is \$787/mo., with an average high of \$804/mo., and an overall average of \$792/mo. Using estimates of utility costs, and typical unit sizes for families, at 23 – 25% of income going towards housing, most low-income families can afford rentals in the City of Citrus Heights (see Table 2-42). Larger families (5-6 persons) begin to experience over-payment when housed in appropriately sized units.

There are 1,040 government subsidized apartment units in the City of Citrus for families and an additional 241 for senior citizens. These subsidized units represent 15.8 % of the total 8,093 apartment units surveyed.

TABLE 2-42: Affordability of Multifamily Rentals-City of Citrus Heights-1998

Family Size	Annual for Low-income Family (1)	Income Monthly Income	Unit Size	Average for Unit Size (2)	Rent Estimated Monthly Costs (3)	Estimated Utility Gross Rent	Gross Rent as a % of Income
1	32,100	2,675	Studio	564.00	55.67	619.67	23%
2	36,650	3,054	1/1	713.00	64.08	777.08	25%
3	41,250	3,438	2/1	804.00	72.33	876.33	25%
4	45,850	3,821	2/2	886.00	72.33	958.33	25%
5	49,500	4,125	3/2	1,259.00	83.83	1,342.83	33%
6	53,150	4,429	3/2	1,259.00	83.83	1,342.83	30%

Sources:

(1) HUD Income Limits, 2002

(2) Real Facts, March 2002

(3) Sacramento Municipal Utility District On-line calculator

Overpayment

Generally, overpayment considers the total shelter cost for a household compared to their ability to pay. Overpayment is an important measure of the affordability within the City of Citrus Heights. Specifically, "overpayment" is defined as monthly shelter costs in excess of 30 % of a household's income. As defined by the US Census Bureau, "shelter cost" is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the 2000 Census, 39.5% of renter-occupied households were in overpayment situations in 1999, while 25% of owner-occupied households were

overpaying for shelter in the City of Citrus Heights. In Sacramento County in 1999, 33.3% of households were overpaying for shelter; 40.9% of renter occupied households were overpaying, while 26.7% of owner-occupied households were overpaying for shelter.

Overpayment is a significant problem for lower income households (i.e., with income less than 80% of AMI). Based on the 1990 Census, 64.0 % of the lower income households in the city are overpaying for shelter. Subsequently, 71.6 % of the lower income renter households are overpaying for shelter, while only 49.2 % of the lower income owner households are overpaying for shelter. Also, the proportion of renters increases to 66.0 % for lower income households in the City of Citrus Heights, compared to 43.1 % for all households in the same year.

TABLE 2-43: Shelter Costs as a Percentage of Household Income, City of Citrus Heights, 1999

Tenure	Total units (1)	30%-34.9%		35%+		Over 30%	
		Number	Percent	Number	Percent	Number	Percent
Owner	16,424	1,289	7.8%	2,826	17.2%	4,115	25.1%
Renter	14,314	1,280	8.9%	4,382	30.6%	5,662	39.6%
All	30,738	2,569	8.4%	7,208	23.4%	9,777	31.8%

Source: US Decennial Census
(1) reported for selected units only.

TABLE 2-44: Shelter Costs as a Percentage of Household Income, Sacramento County, 1999

Tenure	Total units (1)	30%-34.9%		35%+		Over 30%	
		Number	Percent	Number	Percent	Number	Percent
Owner	237,957	18,026	7.6%	45,549	19.1%	63,575	26.7%
Renter	189,219	15,044	8.0%	62,288	32.9%	77,332	40.9%
All	427,176	33,070	7.7%	107,837	25.2%	140,907	33.0%

Source: US Decennial Census
(1) reported for selected units only.

TABLE 2-45: Overpayment for Lower Income Households
City of Citrus Heights-1990

Household Type	Lower Income Households (<80% of AMI)		Lower Income Households Overpaying (<80% of AMI)	
	Number	Percent	Number	Percent
Owners	4,272	34.0%	2,102	49.2%
Renters	8,293	66.0%	5,940	71.6%
TOTAL	12,565	100.0%	8,042	64.0%

Source: Estimates based on 1990 Census and 1990 HUD AMI

Low Income Housing Conversions: At Risk Housing

The Housing Element Law in California (Govt. Code Sect. 65583) requires all jurisdictions to include a study of all low income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The analysis and study is to cover a ten year period, and be divided into two five year periods, coinciding with the Housing Element which is 2002 - 2006 and 2007 - 2011 in the City of Citrus Heights.

There are three general cases that can result in the conversion of affordable units:

1. **PREPAYMENT OF HUD MORTGAGES SECTION 221(D)(3), SECTION 202 AND SECTION 236** – A Section 221 (d)(3) is a privately owned project with HUD providing either below market interest rate loans or market rate loans with a subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202, HUD provides a direct loan to non-profit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, developmentally disabled, and chronically mentally ill residents.
2. **OPT-OUTS AND EXPIRATIONS OF PROJECT BASED SECTION 8 CONTRACTS** – In a Section 8 new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between tenant's ability to pay and the contract rent. Usually, the likelihood of opt-outs increase as the market rents exceed the contract rents.
3. **OTHER** - Expiration of the low income use period of various financing sources, such as Low Income Housing Tax Credit (LIHTC), bond financing, density bonuses, CHFA, CDBG and HOME funds and redevelopment funds.

Inventory of Affordable Rental Housing Units

As of June 2002, the city has a total of 843 units of publicly assisted/rent restricted multi-family housing that targets very-low or low income households. Since the end of the last planning period (January, 2000 forward), the city has seen the construction of 176 such units. (Please see Table 2-46.)

There are several sources of financing that have imposed rental restrictions on multi-family housing in the city of Citrus Heights. The great majority have been developed using local bond financing. Six projects, containing 763 of the city's 843 rent-restricted units have been produced using bond financing. Other sources are state financing (CHFA) and the HUD 202 program. Most recent projects have been funded using Low Income Housing Tax Credits (LIHTC's), most using bond financing to supplement the LIHTC generated equity. (Please see Table 2-47.)

The expiration dates of rent-restrictions for most of the city's affordable units are beyond the twenty year horizon (612 of 843 units), most of these are also out beyond ten years. (Please see Table 2-48.) There are 160 units within the next five years, including 71 units that are currently beyond the rent-restriction period. The following is a discussion of the units at-risk over the five year period 2002 - 2007.

TABLE 2-46: Affordable Rental Units Inventory – City of Citrus Heights

Name of Project	Address of Project	Targeted Income Groups	Target Population	Number of Assisted Units
The Fairways I	12801 Fair Oaks Blvd.	Low	General	71
The Fairways II	12801 Fair Oaks Blvd.	Low	General	71
Greenback Manor	7500 Greenback Ln.	Very Low and Low	General	150
Huntington Square	7311 Huntington Sq. Ln.	Low	General	45
Suncreek Apt.	7769 Greenback Ln.	Low	General	54
The Renaissance	7711 Greenback Ln.	Very Low	General	60
Vintage Oaks	7340 Stock Ranch Road	Very Low and Low	Senior	241
Normandy Park	Madison Ave./Mariposa Ave.	Very Low and Low	Senior	116
John Adams Manor	8005 Alta Vista Ln.	Very Low	Disabled*	35
TOTAL				843
Recap of units by Target Population				
General				451
Senior				357
Disabled				35
TOTAL				843

*Serving those with developmental disabilities.

Source: California Housing Partnership Corporation, Sacramento Housing and Redevelopment (SHRA)

TABLE 2-47: Affordable Multi-family Projects by Type of Assistance and Year of Rent-restriction Expiration

Name of Project	Type of Assistance	Expiration Year	Assisted Units
The Fairways I	County Bonds (SHRA)	1998	71
John Adams Manor	HUD Section 202	2003	35
Suncreek Apartments	County Bonds (SHRA)	2006	54
The Fairways II	County Bonds (SHRA)	2012	71
Huntington Square	CHFA	2024	45
Vintage Oaks	LIHTC	2049	241
Greenback Manor	LIHTC/Bonds	2053	150
Normandy Park	LIHTC/Bonds	2055	116
The Renaissance	LIHTC/Bonds	2056	60
TOTAL			843
Recap of units by Assistance Type			
County Bonds			196
HUD Section 202			35
CHFA			45
LIHTC (incl. bonds)			567
TOTAL			843

Source: California Housing Partnership Corporation, Sacramento Housing and Redevelopment (SHRA)

TABLE 2-48: Inventory of "At-risk" units in the Ten Year Period

Expiring Year	At-risk Project(s)	Level of Risk	Number of Units			
			General	Elderly	Disabled	Total
<i>Current</i>	<i>The Fairways I</i>	<i>High</i>	71	0	0	71
2002	None		0	0	0	0
2003	John Adams Manor	Low	0	0	35	35
2004	None		0	0	0	0
2005	None		0	0	0	0
2006	Suncreek Apartments	High	54	0	0	54
Within five years			125	0	35	160
2007	None		0	0	0	0
2008	None		0	0	0	0
2009	None		0	0	0	0
2010	None		0	0	0	0
2011	None		0	0	0	0
Within the next 5 years			0	0	0	0
TOTAL ten year "at-risk" units			125	0	35	160

The Fairways I

This project, was financed using local bonds issued by the Sacramento Housing and Redevelopment Agency (SHRA). This first phase of The Fairways Apartments has 71 rent-restricted units. (The second phase has identical financing, and another 71 low-income units. It will be at-risk in 2012.) Units restricted by way of these bonds have a regulatory agreement that projects the maturity of the bond and maintains the rent restrictions until the bond is expected to mature. The regulatory agreement may be terminated after this period as long as either: 1) the bond has matured; or 2) the bond is pre-paid and retired. The owner may also choose to renew the bond and continue to offer the rent restricted units under the regulatory agreement. The regulatory agreement that imposes the rent restrictions does not automatically terminate and permit conversion after a certain period of time.

This project is currently beyond the expected maturity of the bond (1998). Discussions with SHRA have indicated that the owners of the Fairways (both phases are owned and operated as a single development) wish to sell the apartments, yet the bond has not matured, nor has the owner pre-paid and retired the bond. It is likely that if and when a buyer is found, the buyer will make the decision whether to renew or retire the bond. Given the current market value of the units, it is expected that any buyer would wish to convert the units to market rate. Nonetheless, The Fairways has not been successful in finding a buyer, and continues to offer the affordable units. The city considers these units at high risk of being converted to market rate. City staff has been working with SHRA to forestall any conversion.

President John Adams Manor

This project was financed through the HUD 202 program. There are 35 rent-restricted units. The loan matures in 2023. The loan may be pre-paid in November of 2002, with an opt-out date of June 2003. The owner has not indicated a desire to opt-out. The

project serves disabled adults, and is owned and operated by a mission-driven non-profit (Eskaton). By the nature and mission of the facility, it typically serves low-income persons. Because of this factor and previous conversations with the owners, the city believes that there is little likelihood of conversion. (City staff will continue discussions with the owner in November of 2002.) The city considers this a low risk to convert to market rate.

Suncreek Apartments

The Suncreek Apartments were financed using local bonds issued by the Sacramento Housing and Redevelopment Agency (SHRA). (Please refer to the previous discussion regarding Fairways I for an explanation of bond financing.) There are 54 rent-restricted units. The rental restrictions may be terminated as early as 2006. The risk of conversion is similar to that of Fairways I. Because of market conditions, the city considers these units to be at a high risk of conversion to market rate. SHRA and the City will initiate conversations with the owners of Suncreek Apartments in 2004 with the intent of preserving the rent restrictions on these 54 units.

Cost Analysis

In order to provide a cost analysis of at-risk units, the following must be considered: 1) acquisition/rehabilitation (sale to an agency or individual willing to continue and maintain the affordability restrictions 2) replacement (new construction) and 3) providing rental subsidies.

1. Acquisition/Rehabilitation – The primary factors being used in the analysis of cost to rehabilitate low-income housing are acquisition, rehabilitation and financing/other costs. Actual acquisition costs would depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). Historically, rehabilitation has ranged from 25 % to 30 % less than new construction. The following are estimated per unit rehabilitation costs for the City of Citrus Heights, according to COMPS InfoSystems and private developers.

TABLE 2-49: Estimated Acquisition/Rehabilitation Costs-City of Citrus Heights

Fee/Cost Type	Cost per Unit
Acquisition	\$39,705
Rehabilitation	\$7,140
Financing/Other	\$11,700
TOTAL COST PER UNIT	\$58,545

2. Replacement - Replacement means new construction of a complex with the same number of units, on a similar site, with similar amenities as the one removed from the affordable housing stock. Costs estimates were prepared by using local information and data as much as possible. Input was solicited from the City's Building Department and private developers. The construction of new housing can vary greatly depending on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements. Replacement cost includes construction, land, associated fees, design, syndication, overhead and administrative costs. The following

table describes replacement costs for a typical garden style apartment in the City of Citrus Heights.

TABLE 2-50: Estimated Per Unit Replacement Cost-City of Citrus Heights

Cost/Fee Type	Cost Per Unit
Land Acquisition	\$8,650
Construction	\$34,500
Site Development	\$15,000
Fees/Permits/Exaction	\$10,000
Financing/ Other	\$23,400
TOTAL PER UNIT COST	\$91,550

3. Providing Rental Subsidies – Generally, there are two types of affordable housing: subsidized and rent-restricted. Subsidized units usually qualify tenants with incomes less than 50 % of the Area Median Income (AMI) and subsequently the tenants pay 30 % of their adjusted gross income for monthly rent. Restricted rents are usually mitigated rents set according to the AMI or the HUD Fair Market Rent (FMR). Most of the City's affordable housing would be classified as rent-restricted one and two bedroom units. In order to preserve converting affordable housing units, the city would generally need to provide the difference between the market rents and the restricted-rents. The following is a per-unit rental subsidy cost estimate utilizing average market rents and average restricted-rents.

TABLE 2-51: Estimated Per Unit Rental Subsidy Cost-City of Citrus Heights

Bedroom Type	Avg. Restricted Rent	Average Market Rent	Difference (\$)	Per Unit Rental Subsidy Per Year
One Bedroom	\$455	\$520	\$65	\$780
Two Bedroom	\$534	\$620	\$86	\$1,032
Average	\$495	\$570	\$75	\$900

If the owners of Fairways I and John Adams Manor choose to sell their properties, then the City of Citrus Heights will need to plan for the rehabilitation or replacement of 121 low income units, or plan to provide rental subsidies to an equal number of units. The following are estimates of the costs necessary to rehabilitate, replace or provide rental subsidies for those 121 low-income units.

TABLE 2-52: Comparison of Preservation Costs-City of Citrus Heights

Preservation Type	Number of Units	Cost Per Unit/Year	Total Cost
Acquisition/Rehabilitation	121	\$58,545	\$7,083,945
Replacement	121	\$91,550	\$11,077,550
Rental Subsidies	121	\$900	\$2,722,500 *

* Assumes 25 years of affordability

In recent years there have been few sustaining federal programs for producing and preserving low and lower income housing. It is impossible to predict if there will be

any change in this policy. Therefore the assumptions inherent in this study, and which also should influence the City's future policies about supporting the construction and preservation of affordable rental housing, are that the effort will likely require local, state, federal and private participation.

Preservation of Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. First, qualified, non-profit entities need to be made aware of the future possibilities of units becoming "at risk." Groups with whom the City has an on-going association are the logical entities for future participation.

The City has identified the following list of "qualified entities" who may have the capacity to acquire, renovate, and operate "at-risk" housing. These entities all participate in California's "first right of refusal program" (Gov. Code. Sect. 658363.11).

Organization	Corporate Location
ACLC, Inc.	Stockton
Community Housing Opportunities Corporation	Davis
Eden Housing, Inc.	Hayward
Eskaton Properties, Inc.	Carmichael
Nehemiah Progressive Housing Development Corp.	Sacramento
Mercy Housing California (formerly Rural California Housing Corp.)	West Sacramento
Sacramento Mutual Housing Assn., Inc.	Sacramento
Sacramento Valley Organizing Committee	Sacramento
Transitional Living and Community Support	Sacramento

The City is also an associate member of the Sacramento Housing Alliance (SHA). The City supports SHA in its mission to educate the community on the importance of affordable housing, and also uses the network of SHA's membership to communicate with the affordable housing community.

The following is a list of potential financial resources that might become a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited. Future funding for new projects is unpredictable and the emphasis has recently been on assisting local governments to assist local developers under a public/private partnership policy.

All the following programs are restricted by requirements. Some require matching funds, some have precise monitoring and reporting conditions, and none are sufficient - in themselves - to produce or preserve a significant amount of housing.

The following programs are federal, state, local and private housing programs that will be valuable resources in preserving "at-risk" housing..

1. HOME Program: The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. Eligible activities include acquisition, rehabilitation, construction, and rental assistance, which can be used for preservation activities. The City has joined

with the County through a consortium agreement. The City's annual share of HOME funds is \$300,000 per year.

2. Public Housing Authority (PHA) – The local PHA is Sacramento Housing and Redevelopment Agency (SHRA). SHRA manages many housing and community development activities including Conventional Housing or Low Rent Public Housing and Section 8 Certificate and Voucher Program. The Conventional Housing Program is housing developments that are managed and maintained by SHRA. The Section 8 Certificate Program is a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. The qualified family can utilize the Certificate at any “decent, safe and sanitary housing.” The tenant's portion of the rent is based on 30 % of the adjusted family gross income. SHRA subsidizes the difference between the tenant's portion and the rent. However, the actual rent is restricted by Fair Market Rents (FMR), as determined by HUD. The Section 8 Voucher Program is basically the same as the Certificate Program, except the tenant's housing choice is not restricted by the Fair Market Rents.

SHRA manages 89 conventional housing units and 408 Section 8 certificates or vouchers in Citrus Heights.

3. HUD - Community Development Block Grant (CDBG) Funds - The City of Citrus Heights is an entitlement city through the Department of Housing and Urban Development (HUD). Grants are awarded annually for general activities (including housing) and economic development activities. The City of Citrus Heights could utilize CDBG funds for acquisition of “at-risk” properties, housing rehabilitation activities. Proceeds from those activities could be deposited into a revolving loan fund established from low interest loans for rehabilitation and could be a resource for housing and preservation activities. HUD offers various programs that can be utilized by the City, non-profit or for-profit agencies for the preservation of low income units, such as Section 202 and Section 108 (loan guarantee). The City receives approximately \$825,000 a year in CDBG funds.
4. Redevelopment Agency Tax Increment Funds – The Redevelopment Agency is required to set aside 20 % of the gross tax increment revenues received from the Redevelopment Area into a low to moderate income housing fund. These funds can be utilized city wide for various types of housing programs, such as new construction, rehabilitation and preservation of low to moderate income housing units. The City anticipates receiving approximately \$72,000 a year in redevelopment set-a-side funds. These funds are earmarked for activities such as land acquisition, improvements, land donations, finance insurance premiums, construction, building acquisition, rehabilitation, tenant-based assistance, maintaining mobile homes and affordable housing preservation. The City has \$154,000 in this fund as of March 2002.
5. Low Income Housing Fund – Citrus Heights adopted an impact fee based on square footage of non-residential building permits. The impact fees are accumulated in an account to be used for low-income housing. The City

anticipates receiving \$28,000/year in commercial mitigation fees. The City has \$220,000 in this fund as of March 2002.

6. Community Reinvestment Act (CRA) - Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs, should be meeting with local lenders to discuss future housing needs which may be within the guidelines of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.
7. Low Income Housing Tax Credit Program (LIHTC) - The LIHTC Program provides for federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low income households for no less than 30 years. Projects generally have affordability terms of 55 years. Tax credits can be utilized on rehabilitation project and/or acquisition of "at-risk" units.

Developers and investors must apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

8. California Housing Finance Agency (CHFA) – CHFA offers permanent financing for acquisition and rehabilitation to for-profit, non-profit and public agency developers, seeking to preserve "at-risk" units. Additionally, CHFA offers low interest predevelopment loans to non-profit sponsors in the Acquisition/Rehabilitation Program.
9. Affordable Housing Programs (AHP) – The AHP is facilitated by the Federal Home Loan Bank System which offers direct subsidies on interest rates for affordable housing. Local service is provided by the San Francisco Federal Home Loan Bank District. Interest rate subsidies under the AHP must be used to finance the purchase, construction, and/or rehabilitation of rental housing. At least 20 % of the units are to be occupied by Very Low (less than 50% of AMI) households for the useful life of the housing or the mortgage term.
10. The Urban Predevelopment Loan Program, conducted through HCD, provides the funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.
11. Acquisition and Rehabilitation (a component of the Multi-family Housing Program) is conducted through the California Department of Housing and Community Development for acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is in the form of low interest construction and permanent loans. Local government agencies, private nonprofit and for-profit organizations are eligible applicants.

Governmental and Non-Governmental Constraints

The ability of the private and public sectors to provide adequate housing and meet the needs of all economic segments of the community can be constrained by various interrelated factors. Generally, these factors have been divided into two categories: non-governmental constraints and governmental constraints. Non-governmental constraints consist of land availability/environmental constraints, vacancy rates, cost of land, cost of construction and the availability of financing. Governmental constraints consist of land use controls, building codes, fees and enforcement, service and facility costs, planning application fees, development permit and approval processing and local fair share efforts.

Non-Governmental Constraints

According to the California Government Code, a housing element shall contain "An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the cost of land, and the cost of construction." These and other non-governmental constraints are discussed below.

Land Availability/Environmental Constraints

In 1997, the City of Citrus Heights was the largest incorporation in California history. The City incorporated approximately 14.2 square miles (9,088 acres) of which 95 % was developed. Currently, the city is practically land locked by the City of Roseville and the communities of Orangevale, Fair Oaks, Carmichael, Foothill Farms and North Highlands.

According to the vacant land survey, there are approximately 434 acres of residential vacant land in the City of Citrus Heights. Despite the apparent lack of available land, there are a variety of housing choices.

Although the City of Citrus Heights is mostly built-out, natural and biological resources remain scattered throughout the city boundaries. Generally, the cities biological resources can be found in the Cripple Creek and Arcade Creek areas in the form of foothill riparian woodland and interior live oak woodland corridors. These corridors are a small portion of the cities total land and pose a negligible constraint on housing in the City.

Vacancy Rates

The minimum desirable vacancy rate from a consumer's perspective is considered to be between five and eight percent. Generally, when the vacancy rate falls below this level, prospective renters and buyers may experience increasing costs.

The US Census reports an overall housing unit vacancy rate for the City of Citrus Heights of 4.1% in the year 2000. This is a 1% decrease from 1990. This level of vacancy indicates a continued high level of demand for housing that is unmet by current supply. Owner occupied units have held a steady 1% vacancy rate. Renter-occupied units have gone from 8.8% in 1990 (a "renter's market") to a very tight 4.2% in 2000, creating a great deal of upward price pressure on rents.

Over the last five years (1997 – 2002) annual apartment vacancy rates have remained at or near 5%. There was some relief in 2000 after 206 new units were constructed and temporarily bumped the vacancy rate up to 7.0%. But, as demand continues to outstrip supply, the annual vacancy rate has declined by 3.3 points in the last year alone to fall an annual rate of 3.7%. In the second quarter of 2002, the quarterly rate stands at 4.8%, a rise of 2.1 points over the last four quarters. (Real Facts, 5/8/02)

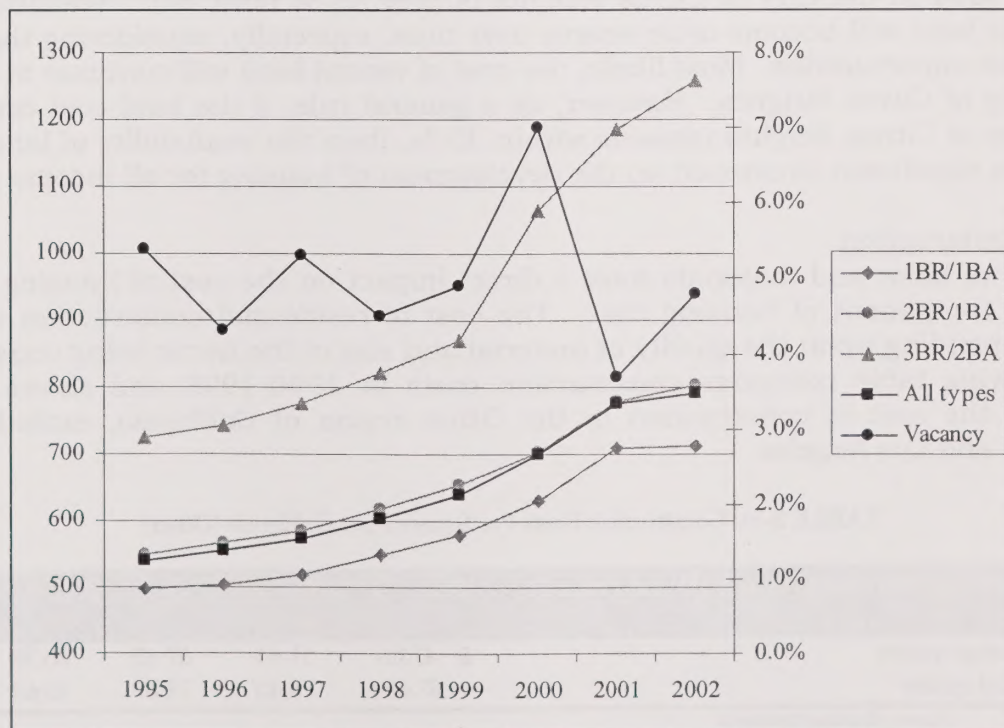
Rents have risen in response to continued low vacancy rates. Average rents for all unit types and sizes have risen over 38% in the last five years, from \$573.00/month to \$792.00/month; and 5.3% over the last four quarters from \$752 in the first quarter of 2001. (Real Facts, 5/8/02)

TABLE 2-53: Multifamily Vacancy and Price-City of Citrus Heights

Average rents								
Bedroom	1995	1996	1997	1998	1999	2000	2001	2002
1BR/1BA	496	503	519	547	580	630	708	713
2BR/1BA	548	566	585	618	654	704	779	804
3BR/2BA	724	743	776	820	871	1064	1186	1259
All types	540	554	573	604	640	700	777	792
Vacancy								
	5.4%	4.3%	5.3%	4.5%	4.9%	7.0%	3.7%	4.8%

Source: Real Facts, March 2002

FIGURE 2-53: Multifamily Vacancy and Price-City of Citrus Heights



Cost of Land

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the cost of raw land, the higher the price of a new home. Normally, developers will seek to obtain city approvals for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements (i.e., streets, water lines, etc.) over the maximum number of lots.

In 1998, the cost of vacant land in the City of Citrus Heights was approximately \$124,770 per acre. This represents a slight increase over the land prices observed in 1997. In 1997, the cost of vacant land in Citrus Heights averaged approximately \$115,573 per acre. In 1995, the cost of vacant land was \$89,150.

In 1997, the average selling price for a home was approximately \$110,000 in the City of Citrus Heights, while vacant land was \$115,573 per acre or \$17,336 per 0.15 acre. As a result, the land cost component was roughly 15.8 % in 1997. In 1995, the average selling price for a home was approximately \$114,830, while the vacant land was \$89,150 per acre or \$13,373 per 0.15 acre. The land cost component was 11.6 % in 1995, which is less than 15.8 % in 1997.

Although the land cost component seems to be increasing, there are many complicating factors in calculating trends in cost. For example, average selling prices for homes were decreasing between 1995 and 1997, while vacant land had stable or increasing prices. However, the selling prices for homes recently have been increasing at an equal or greater pace to the land cost component. In 1998, the land cost component was estimated at 16.3 %, a small increase from 15.8 % in 1997.

The land area in the City of Citrus Heights is over 95 % built out. Available vacant residential land will become more scarce over time, especially, considering the lack of annexation opportunities. Most likely, the cost of vacant land will continue to increase in the City of Citrus Heights. However, as a general rule, if the land cost component in the City of Citrus Heights remains within 35 %, then the availability of land should not pose a significant constraint on the development of housing for all income groups.

Cost of Construction

The costs of labor and materials have a direct impact on the cost of housing and are the main component of housing cost. The cost of residential construction can vary greatly depending upon the quality of material and size of the home being constructed. The following table compares construction costs in 1990-1998 and shows current trends in the cost of construction in the Other region of California, excluding San Francisco and Los Angeles.

TABLE 2-54: Construction Costs Per Square Foot-California (Other)

Residential Dwellings, Type V (Wood Framed)	1990	1994	1998	2002
Average quality	\$ 47.66	51.04	57.43	65.28
Good quality	67.49	73.23	78.87	89.63

Source: Building Standards

Construction costs have risen dramatically in the last ten years. Since 1990, costs have increased 37%. In the last four years, the industry has seen a 14% increase. These increases have not seemed to significantly slowed the pace of construction. Demand for housing still far outweighs supply, so building continues.

Availability of Financing

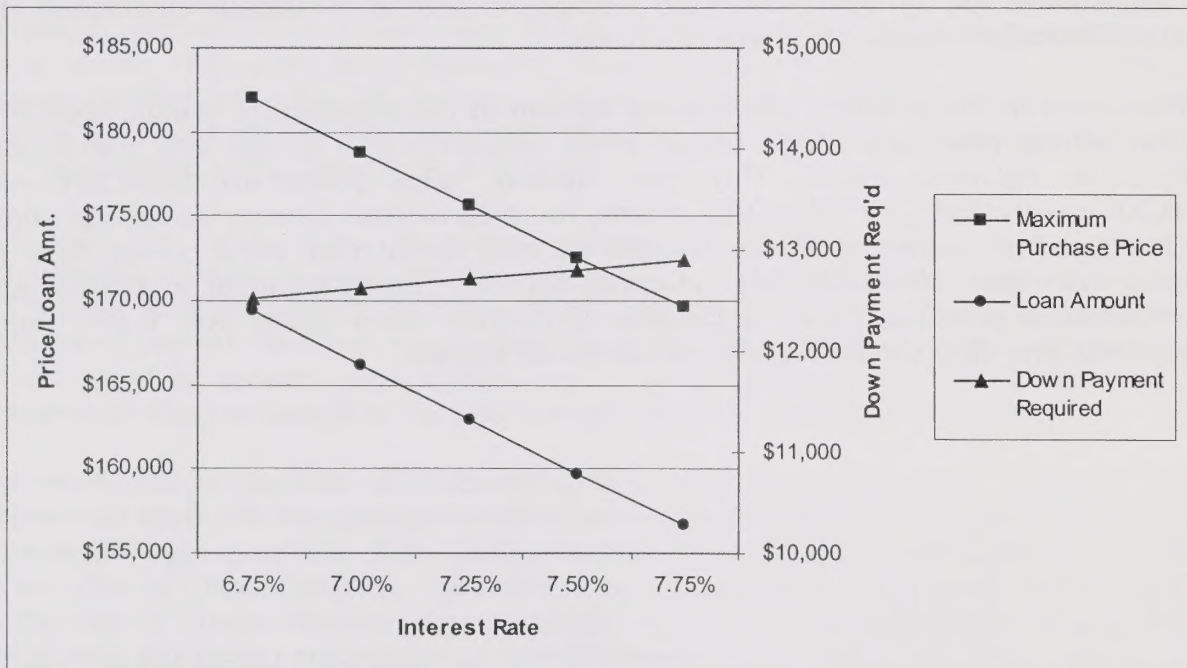
One of the significant components to overall housing cost is the financing. After decades of slight fluctuations in the prevailing rate, the 1980's saw a rise in interest rates, which peaked at approximately 18.8 % in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The decade of the 1990's has seen interest rates drop dramatically, fluctuating between six and eight percent. Through 2002, the rates on a 30-year fixed rate mortgage have varied between 6.5 and 7.5 %. The substantial drop in the cost of fixed rate mortgages and the widespread use of adjustable rate mortgages have substantially minimized the effects of financing on the purchase of a home.

As discussed in the housing affordability section of the community profile, the 1997 median selling price of a single family home was \$122,000 in zip code 95610 and \$99,925 in zip code 95621. Currently, median sales prices are \$188,500 and \$166,000 respectively. As Table 2-55 shows, the area median income family can afford the lower priced homes in Citrus Heights as long as interest rates remain low. As interest rates rise, affordable loan amounts decrease, down payment increases, and the maximum purchase price decreases. If interest rates climb over 8.0%, many households may find themselves priced out of the market.

TABLE and FIGURE 2-55: Effects of Interest Rates on Housing Affordability, City of Citrus Heights

*Note: Assumes buyer cash of \$17,600; 3.0% costs; 3.0% min. down;
Tax & Insurance of 1.5%; income of \$57,300; and a 30% ratio.*

Interest Rate	Maximum Purchase Price	Down Payment Required	Loan Amount
6.75%	\$ 181,966	\$ 12,516	\$ 169,450
7.00%	178,733	12,616	166,117
7.25%	175,594	12,713	162,881
7.50%	172,546	12,807	159,739
7.75%	169,587	12,899	156,688



Governmental Constraints

The purpose of this section is to analyze constraints on housing development through local governmental actions, such as land use controls, permit procedures and fees. In addition, any efforts to mitigate governmental constraints are presented in this section.

Land Use Controls

Since the City has recently been incorporated, the zoning code is the major guide for policies in residential development. These policies establish and control the distribution of residential land in the City of Citrus Heights. The City of Citrus Heights Zoning Code was adopted in August of 1998 and is similar to the Sacramento County zoning code. The residential land use zones and their respective maximum densities are shown in the following table.

Constraint on housing development is influenced by the amount of land designated for residential use and the density and lot sizes at which development is permitted. According to the vacant land survey, 505 acres of vacant land is designated in various residential land use zones and lot sizes that should not present a significant constraint on housing development.

TABLE 2-56: Residential Land Use Zones and Densities-City of Citrus Heights

Residential Zone	Land Use	Minimum Net Area (acres)	Lot Width (feet)	Lot Depth (feet)	Maximum Density (units/acre)
RD-1		1	75	95	1
RD-2		0.46	75	95	2
RD-3		0.23	65	95	3
RD-4		0.20	65	95	4
RD-5		0.10-0.20	40-85	95	5
RD-7		0.07-0.20	31-85	95	7
RD-10		0.07-0.17	31-72	95	10
RD-15		0.07-0.17	31-72	95	15
RD-20		0.07-0.17	31-72	95	20
RD-25		0.07-0.17	31-72	95	25
RD-30		0.07-0.17	31-72	95	30
Mobile Home Park		10	N/A	3 x width	8.5

Source: Based on existing standards and subject to change as part of the General Plan development. City of Citrus Heights Zoning Code

TABLE 2-57: Residential Development Standards - City of Citrus Heights

Development Standard	Single Family	Multiple Family *	Duplexes	Mobile Homes
Height	30 ft. or 2 stories	40 ft. or 3 stories	30 ft. or 2 stories	Not applicable
Front Yard	20 ft.	20 ft. from streets/25-	20 ft.	20 ft.
Side Yard	5 ft.	100 ft. from SF	5 ft.	5 ft.-15 ft.
Rear Yard	10 ft.		10 ft.	5 ft.-15 ft.
Parking	2/unit	2-2.5/unit **	2/unit	2/unit
Personal Safety	Required	Required	None	None
Other	No more than 1 kitchen allowed	Maximum 75% site coverage	Minimum open space: 10% of lot	Recreation area required

Source: Subject to change as part of the General Plan development. City of Citrus Heights Zoning Code * Multiple family includes: apartments, townhouses, condominiums, cluster development, etc. ** 2-2.5 parking spaces per unit include the 0.5 space per unit for guest parking.

Density Bonus and Additional Incentives(in accordance with Government Code Sections 65915 and 65917.)

The limits imposed on the density of development by zoning can potentially constrain the production of housing. This is particularly so in the development of affordable housing. Affordable housing often has very narrow parameters for feasibility. The density of development can be one of those critical factors. To lessen this constraint, the city offers a Density Bonus and Additional Incentives (per Govt. Code Sect. 65915) for the development of housing that meets the needs of low and very low income, and senior households. The Density Bonus permits development at a higher than allowed density and grants other concessions that otherwise facilitate an increased density of development (reduced set-backs, decreased parking requirements, increased lot coverage, etc.). The city grants these concessions in exchange for the production and maintenance of rent-restricted housing units, or "Target Units."

The granting of a Density Bonus permits an increase in the maximum dwelling units/acre to be developed by a factor of 1.25 -- a 25% "bonus." The minimum number of Target Units required to be rent-restricted in exchange for the Density Bonus is 10% very low income or 20% low income (per California Health and Safety Code Sections 50079.5 and 50105). The Density Bonus requires a recorded regulatory agreement that has a minimum compliance period of 55 years. The agreement "runs with the land."

If the applicant requests an increase in density less than 25%, there is no reduction in the number of Target Units the city requires to be produced. Conversely, if the applicant (or the city) requests that more than the required number of target units be produced, or the level of affordability is deepened, the City may grant additional incentives, but not an additional density bonus.

The Density Bonus Units may be built off-site or on adjacent land. The Density Bonus Units and the Target Units must be developed to the same standards as the other units in the development. The city may also provide an equivalent financial incentive in lieu of granting the requested Density Bonus.

Applications for a Density Bonus are handled by the Community Development Director, and are heard before the city's Planning Commission. The City Council may opt to hear the matter instead of the Commission provided they are considering other applications by the applicant. The applicant will not be required to be heard by both bodies. This is part of the city's policy to streamline development applications.

Corridor Overlay Zone (CO) designation

The CO designation increases residential development by permitting the redevelopment of land on major thoroughfares to higher density residential uses, increasing the effective "yield" of the existing land in the city.

The CO zone permits all the uses and carries the same conditional use and development plan review requirements as the underlying zone. In addition, it allows the construction of separation walls and landscape buffers between uses. The performance standards of the underlying uses are modified by:

- encouraging the consolidation of driveways
- limiting hours of use, signage, and equipment,
- requiring design compatibility
- allowing a reduction in parking requirements typical for the proposed use
- the prohibition of high traffic uses
- and other standards that minimize the impacts on adjoining uses.

Residential Development Standards

In addition to zoning and minimum lot sizes, Citrus Heights further controls land use through residential development standards. Generally, single family, duplexes and mobile homes have the same maximum height of 30 feet and minimum setbacks of 20 feet in the front yard and 10 feet in the rear yard. Setbacks on the side yards are five feet and ten feet in zero lot line developments. Each unit in the City requires a minimum of 2 parking spaces and most development include a personal safety standard for door and window security. Multiple family structures are allowed three

stories or 40 feet in height, but must be setback from single family residences 25-100 feet depending on the height of the structure. Multiple family buildings, roofed areas and parking facilities may not cover more than 75 % of the site and each building should have a minimum of 10-20 feet on each face of the building depending on the height.

The above residential development standards are not considered a significant constraint on the development of housing in the City. For example, multifamily units are allowed a height of three stories and maximum site coverage of 75 %. In addition, multifamily sites may size up to 25 % of parking spaces for compact spaces. These standards provide flexibility that will allow a developer to maximize a parcel of land.

Within the residential development standards are architectural standards. These architectural standards are considered a minimum constraint on development and provide a significant long-term benefit to the citizens and the community as a whole. The architectural standards consist of exclusion of low-grade siding and coordinated color schemes.

Also within the residential development standards are standards for condominium conversions and single room occupancy residential facilities. Emergency shelter standards are provided within the institutional use development standards.

The city has adopted overlay and other zones that include flood overlay zones, special planning area land use zones, and natural stream overlay zones. These zones are considered as a minor constraint on housing but were adopted for sustainable purposes:

- 1) "To provide for the orderly development of beneficial use of lands involving exceptional environmental characteristics.
- 2) To preserve and enhance certain resources of the City from incompatible land uses.
- 3) To preserve and protect areas of the City with special and unique social, architectural, or environmental characteristics, which require special considerations not otherwise adequately provided by regular zones.
- 4) To provide greater flexibility in design than is otherwise provided under the regular zones, to permit and encourage a more efficient development and utilization of areas with unique characteristics, resources, environmental factors and conditions; while preserving and protecting the public interest, health, safety, welfare and property values."

Code Enforcement

The City of Citrus Heights conducts a Neighborhood Enhancement Program, which addresses concerns of housing stock preservation and blight. The code enforcement program was created to address housing and blight issues where the safety of residents, neighbors or the general public may be affected by substandard and unsanitary conditions on a property. Some violations include: surfacing sewage, lack of running water, unsafe electrical wiring or other utility connections, roof leaks, infestations of mice, cockroaches or other disease carrying pests and the accumulation of household garbage.

The City receives requests or complaints and then contacts the property owner by mail to advise them of the alleged violations and give them an opportunity to correct the situation. If owners fail to comply in a reasonable time, inspections are made and fees are levied. Through cooperation with owners, minimal effects on tenants and property owners is realized.

On- and Off-Site Improvements

The City of Citrus Heights requires developers to provide a full complement of on-site and off-site improvements including streets, curbs, gutters, sidewalks, drainage, water, sewer, electric and communications utilities. Along exterior unimproved roadways developers are required to construct one-half of the street, including curbs, sidewalks and drainage. Further traffic mitigation may also be required depending on the scope of the development.

Development Impact Fees

Developers of new residential projects pay several types of development impact fees to offset the indirect costs of the project. Currently, the City of Citrus Heights imposes two fees. The first is a Road & Transit fee, which varies from \$791-\$1,434 per unit for single family units and from \$715-\$1313 for multifamily units depending on which district the development is in. The districts are based on the distance of the development from interstate highways. The second is a drainage fee. The fee schedule is complicated and depends on the density of the development.

A number of public services are provided to Citrus Heights residents by utility or service districts rather than the City. Sacramento County provides fire protection and sewage treatment services; the Citrus Heights Water District, Northridge Water District and Citizens Utilities provide water service; the San Juan Unified School District provides educational services; and the Sunrise Recreation and Park District provides recreation services and parks. The development impact fees for an 1,800 square foot single-family home totals approximately \$9,500.

It should be noted that the previous table is not a complete list of developer impact fees. Fees can vary widely within cities and counties depending on the financial arrangements that regional governments have with developers for certain subdivisions or planning areas. Also, the fees listed above are for new single family construction. Fees are generally lower per unit for new multifamily construction.

Planning Application Fees

A brief survey shows that the planning application fees charged by the City of Citrus Heights are generally higher than other cities in Sacramento County, except for the City of Sacramento. For example, Citrus Heights imposed a fee of \$7,069 for a rezone, while Folsom and Sacramento imposed \$2,250 and \$8,500, respectively. The City of Roseville, in most cases, charges a "full cost" to applicants. The full cost is based on an hourly estimate of the staff requirement to review the application or the scope of work. Reportedly, the full cost is usually reasonable in comparison to the City of Sacramento.

The City of Citrus Heights has just initiated a complete review of all planning application fees and it is likely that the current schedule will be revised in the next year as this study nears completion.

TABLE 2-58: Development Impact Fees for a Single Family Home-1998

Dev. Type	Impact Fee	Citrus Heights	Roseville	Folsom	City of Sacramento	Sacramento County
Roads		\$1,313	\$2,890	\$2,960	**	\$740-\$1,406
Water Connection		\$2,390	\$2,950	\$1,434	\$1,850	\$2,858
Sewer Connection		\$2,796	\$3,840	\$2,724	\$2,796	\$2,796
Schools *					\$1.70-	\$1.65-
		\$1.93/Sq.Ft - \$2,895*	\$3,467	\$4.25/Sq.Ft - \$7,650*	\$4.59/Sq.Ft= \$2,500	\$3.65/Sq.Ft= \$2,475
Fire		\$67	0.5% of value	\$400	0	0
Police		0	0	\$400	0	0
Recreation/Parks		\$800 \$1,080 \$9669	to \$2,500 \$15,647⊘	\$2,150	♣	\$800-\$1,000
Total				\$17,720	\$7,146♦	\$9,669

Source: Cities of Citrus Heights, Roseville, Folsom and Sacramento and Sacramento County, 1998

* Based on an 1,500 Sq. Ft. house: low end used for comparison purposes. ** Depends on location and size of project. ♣ Can be dedicated land or a fee based on the value of the land ♦ Does not include Road fees and Recreation/Park fees. ⊘ Does not include Fire fee

Development Permit and Approval Processing

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

TABLE 2-59: Comparison of Planning Application Fees-1998

Planning Application Fee Type		Citrus Heights	Roseville	Folsom	City of Sacramento	Sacramento County
General	Plan	\$8,907	Full Cost	\$2,250	\$8,500	\$8,932
Amendment						
Rezone		\$7,069	Full Cost	\$1,830	\$8,000	\$7,094
Variance		\$3,430	\$725	\$450	\$1,600	\$3,455
Development	Plan	\$2,148	Full Cost	\$2,380	\$3,000	\$2,148
Review						
Conditional Use Permit		\$4,263	\$650	\$2,250	\$3,300	\$5,194
Development		\$6,566	Full Cost	\$4,300	\$7,700	\$6,591
Agreement						

Source: Cities of Citrus Heights, Roseville, Folsom and Sacramento and Sacramento County, 1998

Applications for special permits, such as variances and conditional use permits, are made in writing to the Community Development Department and include: a map with neighboring property lines, a list of neighboring property owners, an indication of the applicants interests, legal description, proposed use, statement of proposed hazardous materials handling, environmental information form, site plan, and any other information that the Director may require. The following actions require public hearings: Conditional Use Permits, Major Variances, appeals of actions on conditional use permits and variances and revocation hearings for conditional use permits or hearings. A notice is provided to neighboring properties ten days prior to the hearing.

The public hearing body issues a decision within 30 days of the conclusion of the hearing. In general, permits can be processed in less than three months. Special permits undergo expedited processing in Citrus Heights and therefore do not cause any unnecessary delays or increases in the cost of housing.

TABLE 2-60: Development Plan Review Procedures-City of Citrus Heights

Type of Project	Reviewing Authority
Single family additions	Exempt
Dependent Housing ("Granny Flats")	Director of Community Development or designee
Custom homes built to order on an individual basis	Exempt
Single family homes built as part of housing development of four or fewer units	Exempt
Single family homes built as part of housing development of five to nine units	Director of Community Development or designee
Single family homes built as part of housing development of ten or more units	Planning Commission
Multifamily housing built as part of a development of ten or fewer units	Director of Community Development or designee
Multifamily housing built as part of a development of more than ten units	Planning Commission

Source: City of Citrus Heights Zoning Code, August 1998

Development plan review is completed within thirty calendar days. An approval of determination is based on General Plan consistency, character of adjacent land uses, adequate size and shape of lot, zoning compliance and conformance to design standards. An approved development plan is in effect for three years and one year extensions are available. In general, a development plan review takes 45 days with a staff development review and 90 days when involving the Planning Commission.

Various development review activities (such as general plan amendments, zone changes, and specific plans) require the preparation of an environmental impact report (EIR) before a project can be approved. The need to prepare an EIR can substantially lengthen the development review process, often taking up to one year to obtain project approval. However, the preparation of an EIR is not considered to disproportionately effect the marginal cost of a residential project in the City of Citrus Heights.

In sum, the amount of time required to process development review activities is not currently considered a significant constraint to the development of housing. However, the costs associated with development review can change and steps should be taken to monitor the efficiency of the review process.

Analysis of Impediments to Housing for the Disabled

The city's Building and Planning departments enforce the requirements of Title 24 including those regarding access to and adaptation of structures to be used by disabled persons. The city enforces the Uniform Building Code, and does not have any local codes or ordinances that are more restrictive. Conflicts between local zoning requirements and Title 24 are handled on a case by case basis. Every effort is made to

handle accommodations administratively. If this is not possible, staff will request that the Planning Commission grant a variance.

An analysis of the zoning ordinance, the permitting process, and building laws has revealed the following:

- the City requires parking stalls that are designated for use by disabled persons to be wider. The stalls should be wide enough for passenger loading using a lift.
- Housing that serves disabled persons may reduce the total number of spaces required by requesting a variance.
- The City has adopted the occupancy standards of the Uniform Housing Code. The City defers to occupancy standards as established by state and federal agencies to comply with Fair Housing law.

The siting of group homes, including those providing services to disabled persons, is not restricted by the City. They may be sited without considering the proximity to another group home or similar use with the exception of state and federally imposed laws and regulations. They are allowed in all residentially zoned areas, and in other areas with a conditional use permit. Multi-family housing (including group homes) are also permitted in certain commercial zones as a conditional use.

Group homes with six or less overnight occupants are allowed "by right." Group homes with over six overnight residents require a conditional use permit (CUP). A CUP requires a public hearing before the Planning Commission. The City will post notice of the hearing and individually notify all property owners within a 500 feet radius of the subject property. The city Planning Commission considers each applicant for a CUP on its own merits, there are no "standing" conditions or requirements distinct from those imposed on other residential uses. Any conditions of the use permit would arise in public hearing. Staff and the City Attorney have the role of evaluating conditions imposed on the applicant for compliance with fair housing law.

The city works closely with the Sacramento Human Rights/Fair Housing Commission (HR/FHC). The city funds HR/FHC agency to investigate housing discrimination and to provide information to tenants and landlords on housing law and fair housing. HR/FHC also conducts fair housing education through printed materials and public workshops, and offers employee training to the local housing industry. Recently HR/FHC conducted an audit on reasonable accommodations for the visually and hearing impaired in apartments in the city. As a result of a finding of poor compliance, the training and workshops offered by HR/FHC will focus on the requirements imposed by state and federal law to permit such reasonable accommodations.

The city consults HR/FHC staff on matters of fair housing and reasonable accommodation. HR/FHC is regularly requested to analyze city policies and enforcement actions to determine compliance with fair housing law.

The city has a grant program available for disabled low-income owner-occupants or renters who need the adaptation or retro-fitting of their home. The program provides a grant for up to \$5,000 to make needed modifications. It should be noted that the elderly and the severely disabled are presumed to be low-income, and are therefore eligible for the program without regard to income. Those who require work costing

more than \$5,000 may request an increase in the grant ceiling. Alternatively, they may be funded under the city's housing repair loan program.

Analysis of Impediments to Housing for the Homeless

The city permits housing of several types that may shelter homeless persons. Although there is no particular restriction on the use of any housing to shelter "homeless persons," there are several types of permitted residential uses that may specifically serve the needs of homeless persons.

The first type is "Group Homes." Group homes with six or less overnight occupants are allowed "by right." Group homes with over six overnight residents require a conditional use permit (CUP). The siting of group homes, including those sheltering homeless persons, is not restricted by the City. They may be sited without considering the proximity to another group home or similar use. They are allowed in all residentially zoned areas, and in other areas with a conditional use permit. Multi-family housing (including group homes) are also permitted in certain commercial zones as a conditional use.

"Social Rehabilitation Centers" are allowed in all residential zones with a conditional use permit. The definition of this category includes facilities that provide temporary services to aid in socialization, it specifically mentions "halfway house[s] providing experience in community living."

"Emergency Shelters" that may serve the homeless are permitted in residential zones and in the General Commercial Zone with a Development Plan Review. These uses are subject to typical set-back and height restrictions. There are also performance standards for emergency shelters and institutional uses, in summary:

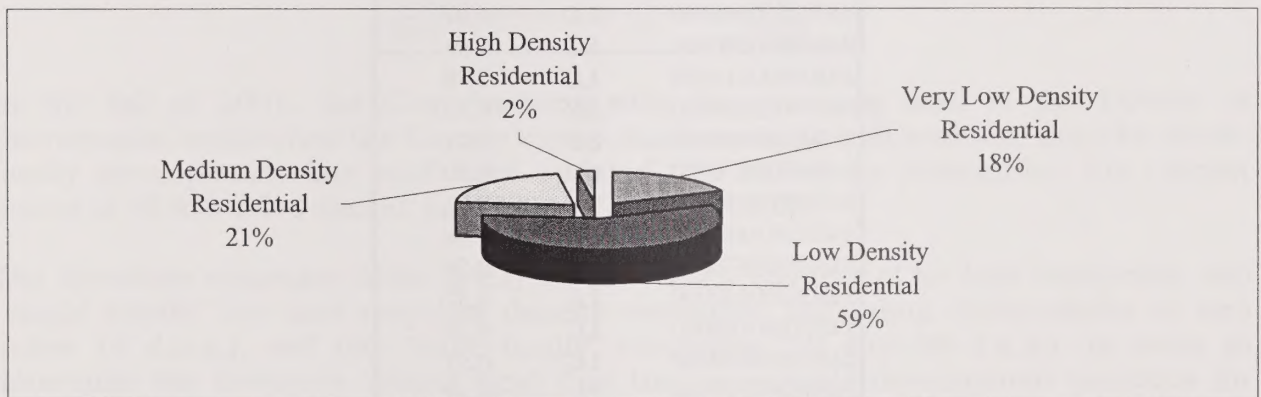
- comply with development standards for emergency shelters (public telephones, on-site management, lighting, security and safety)
- a limit of 100 beds
- posted hours of operation
- access to public transit
- minimum separation from similar uses
- minimum separation from schools, playgrounds, childcare, and single family residential for "single person" shelters (as opposed to "family")
- separation by six feet minimum masonry wall from residential uses

Inventory of Land Suitable for Residential Development

State law requires "An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment,..." This inventory must identify adequate sites which will be made available relative to appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

Citrus Heights has a variety of residential lands, which results in unique neighborhoods and varying densities. At build-out, a majority of residential lands will be low density residential. At the same time, approximately one-fifth of the residential lands are designated very low with density ranges from one to four units per acre. Another 21.4 % of the lands will be medium density residential, up to 20 units per acre and two percent of the lands will be high density, up to 30 units per acre.

CHART 6: Residential Lands at Build-out by General Plan Designation



Source: City of Citrus Heights Land Use Database

Land Inventory

In preparation for the 2000 General Plan, all vacant residentially zoned parcels within the City were inventoried in addition to under-utilized parcels. Under-utilized lands are generally defined as residential parcels that can accommodate more housing, but would remain consistent with the characteristics of the neighborhood after redevelopment, for example, a 2.3-acre site in a RD-10 zone with one existing housing unit.

The 2000 land inventory found a total of 406 acres of available land: 361 acres of vacant residential land, and 45.4 acres of under-utilized land. In the review of the City's 2000 General Plan, the state Department of Housing and Community Development (HCD) noted that the existing supply of vacant land designated for higher density uses was limited. HCD suggested that, "The City begin investigating the feasibility of up-zoning some of the appropriately located lower density and/or commercial sites and, if needed, develop programs and action plans that encourage recycling and more efficient use of under-utilized sites that are currently designated for lower and medium density uses." (April 13, 2001)

**Total Vacant Parcels Available for Multi-family Development
in the City of Citrus Heights as of the close of the 3rd Quarter 2001
(zoned RD-20 or above, LC, or SC)**

Assessor's Parcel No.	Zoning	Available Acreage
24300100270000	RD-20	12.96
22900500030000	RD-20	5.15
24300200530000	SC	4.41
24300820280000	SC	3.08
24300820210000	SC	3.00
24300100170000	RD-20	2.21
24300820020000	SC	2.13
24300200450000	SC	2.07
21102700120000	RD-20	2.00
20404110380000	RD-30	1.55
24303500080000	LC	1.38
24304800130000	SC	1.29
24300200510000	SC	1.25
21102000640000	RD20	1.15
24300100060000	RD-20	1.00
24303500080000	LC	0.97
24304800200000	SC	0.91
24300600410000	LC	0.78
24300820230000	SC	0.77
20906800060000	SC	0.71
24300810270000	SC	0.70
24304800210000	LC	0.67
24301910410000	SC	0.66
24300200370000	SC	0.60
24303500420000	LC	0.57
24301800180000	LC	0.56
24304200030000	LC	0.55
24301000210000	LC	0.53
24304800040000	SC	0.50
24300820030000	LC	0.48
22400710260000	SC	0.43
24300600120000	SC	0.43
22400710460000	SC	0.42
24300200380000	SC	0.40
20405610010000	LC	0.38
24301920190000	SC	0.36
20401440090000	LC	0.36
24300820190000	SC	0.34
22400300130000	SC	0.32
21101600140000	LC	0.32
23201930090000	LC	0.29
21106200600000	RD20	0.22
20402100900000	LC	0.20
24304800150000	SC	0.19
24301300390000	LC	0.18
24304500200000	RD20	0.17
24300820010000	SC	0.11
24300820080000	LC	0.11
24300600490000	LC	0.10

24301300410000	LC	0.10
22400710350000	SC	0.08
24304800220000	LC	0.07
20406100170000	SC	0.05
24304800160000	SC	0.05
24304800050000	SC	0.01
Total	55	60.28
By Zoning	Number	Acreage
RD-20	8	24.86
RD-30	1	1.55
LC	19	8.60
SC	27	25.27
Total	55	60.28
By Parcel size	Number	Acreage
> 4.94 ac.	2	18.11
1.95 - 4.94 ac.	7	18.90
0.95 - 1.94 ac.	7	8.59
0.45 - 0.94 ac.	14	8.99
0.25 - 0.44 ac.	11	4.05
< 0.25 ac.	14	1.64
Total	55	60.28

In the fall of 2001, the City, working with the planning staff of the County of Sacramento, researched the County's map database to find all available land for multi-family development. City staff have updated this survey by researching the current status of all identified vacant parcels as of October 2002.

The inventory summary table (2-61) shows vacant residential by four categories: two "single family" low and very low density categories (including designations at and below 15 d.u.a.), and two "multi-family" categories (20 and 30 d.u.a.). In order to determine the inventory vacant land that has reasonable development potential for multi-family housing, the table summarizes vacant parcels of 2 or more acres in size. The table also separately lists vacant commercially-zoned land that is potentially available for high density residential uses. The City envisions these lands becoming available through redevelopment.

If all currently available land was developed to the maximum permissible density, the City estimates that it could produce an additional 7,167 units. This estimate is conservative. History has shown that lots tend to be developed at approximately 75% of the maximum permissible density. The calculation of the units that can be produced from available land has been adjusted accordingly. The maximum permissible units on under-utilized lands have also been adjusted to reflect units currently built on the land.

The total land currently available for high density multi-family housing amounts to 26.4 acres. 22.3 acres exist in parcels of two or more acres in size. This land is estimated to yield 335 units by the year 2007.

The City has a remaining very low income housing need of 153 units. Typically, very low income housing is provided in the multi-family type. The City has the land capacity to provide sufficient numbers of multi-family units to meet this need. The

City will rely on its housing programs to encourage these units to be developed as low-income housing. The City also believes that there is a "reserve" of land that is currently zoned for commercial uses that can be made available for low and very low income housing. There is also under-utilized land and distressed commercial properties that can be made available through redevelopment. The City has discretion over the change in use of this land, and can condition its re-zoning on the provision of VLI housing.

The City's currently has a total of 269 acres of land available for residential development within the City's current limits. Practically all the vacant land is scattered throughout the entire city, with a small concentration of vacant land (i.e., Stock Ranch) in the central portion of the City. No vacant land was found zoned for mobile home parks.

TABLE 2-61: Vacant Land Available for Residential Development

General Plan Designation	Max. DUA	Acres	Max. (units)	Yield Expected (units) ****	Yield
<i>Vacant land, residential by density</i>					
"very low" *	***	97.50	196	147	
"low" **	***	144.90	726	545	
RD-20	20	24.86	497	373	
RD-30	30	1.55	47	35	
<i>Total</i>		268.81		1,466	1,099
<i>Vacant land, commercial</i>					
LC	20	8.60	172	129	
SC	20	25.27	505	379	
<i>Total</i>		33.87	677	508	
<i>Vacant high density parcels of 2 or more acres by GP designation</i>					
RD-20	20	22.32	446	335	
RD-30	30	-	-	-	
LC, SC	20	14.69	294	220	
<i>Total</i>		37.01	740	555	

* incl. RD-1, RD-2, RD-3, RD-4

** incl. RD-5, RD-7, RD-10, RD-15

*** varies by actual parcel GP designations, yields have been aggregated for brevity

**** 75% of maximum

Sources: City of Citrus Heights Land Use Database, Sacramento County GIS

(1) The maximum permissible units for under-utilized lands takes existing units into account.

(2) A factor of 0.75 was applied to the maximum number of units.

Due to the built-out characteristic of the City, adequate public services and facilities are either available at all potential housing sites or improvements would be minimal.

Although the City of Citrus Heights is mostly built-out, natural and biological resources remain scattered within the City's boundaries. Generally, the City's biological resources can be found in the Cripple Creek and Arcade Creek riparian areas. These corridors have been designated with flood and natural stream overlay zones adopted to preserve environmental resources and to protect other public interests such as safety. The flood and natural stream overlay zones are cumulatively considered a minor constraint on housing.

The flood overlay zone prohibits structures to be erected within the overlay zone unless the first floor elevation is higher than required by the City Drainage Ordinance. The flood overlay zone is considered a constraint on housing, but serves the greater public interest. A total of 3.17 medium density acres in two properties were found within the flood overlay zone, but the flood overlay zone did not occupy the entire properties.

The natural stream overlay zone permits the initial zone uses with a conditional use permit. Conditional use permits within the natural stream zone may be granted at the staff level. A total of 11.6 acres in six properties were found with the natural stream overlay zone. Of which, no properties are considered significantly constrained by the natural stream overlay zone.

The flood and natural stream overlay zones also intersect Stock Ranch, the largest of vacant lands in the City. The Stock Ranch areas within the natural stream and flood overlay zones will be designated open space and are not a constraint of the development of housing.

Citrus Heights allows for a variety of housing types in the zoning. For example, mobile homes are allowed in the RD 1-7 zoning categories or the very low and low-density residential General Plan designations. Accessory dwelling units are also allowed by conditional use permit in RD 1-7 zones. In addition, other residential units are permitted in a variety of zones, such as: condominiums are allowed by development plan review in RD 1-30, single room occupancy (SROs) are conditionally permitted in RD 10-30 and townhouse or cluster developments are permitted in RD 10-30 with development plan review. Emergency Shelters are permitted in the general commercial zone based on development standards and locations requirements; otherwise, a use permit must be approved by the City Council. Social rehabilitation centers are conditionally permitted in RD 1-30, business and professional office, limited commercial and general commercial zones.

TABLE 2-62: Permitted Residential Uses by Zone - City of Citrus Heights

Residential Zone	Single Family	Multifamily	Mobile Home	Accessory Dwellings
RD 1-2	Permitted	Prohibited	Permitted	Conditional Use
RD 3-4	Permitted	Prohibited	Permitted	Conditional Use
RD 5-7	Permitted	Prohibited	Permitted	Conditional Use
RD 10	Permitted	DPR *	Prohibited	Prohibited
RD 15-30	Permitted	DPR *	Prohibited	Prohibited
Mobile Home	Permitted	Prohibited	Permitted	Prohibited
O (Recreation)	Conditional Use	Prohibited	Conditional Use	Prohibited

Source: Citrus Heights Zoning Code

* Development Plan Review is required at either staff level review or with Planning Commission Review

Quantified Objectives

In order to meet the housing needs as have been described in this section of the background report, the city has developed quantified objectives for the remainder of the 2000-2007 regional housing planning period (2003 - 2007). This includes new construction, rehabilitation, preservation, and replacement. New construction needs are based on the Regional Housing Needs Allocation less the production from January 2000 through September 2002. The city has met its production allocation for moderate and low income housing. Rehabilitation is based on the city's goal of assisting 26 low and very low income households per year (split 60/40).

Between 2003-05, the city will attempt to preserve the 54 low-income units at Suncrest Apartments, and the 35 very low income units at President John Adams Manor. The city will also face the possible loss of 71 low-income units at The Fairways and 32 rental units (presumed low-income) being demolished for the Greenback Lane widening project. The City has adjusted its housing production goals to account for these possible impacts.

The city has not established objectives for the rehabilitation, preservation, or replacement of moderate and above moderate income housing. Market forces will generally meet these needs.

TABLE 2-63: Quantified Objectives, 2003-07

Income Category	New Construction	Rehabilitation	Preservation	Replacement	Total
Above Moderate Income	328	-	-	-	328
Moderate Income	-	-	-	-	-
Low Income	-	47	54	103	204
Very Low Income	153	31	35	-	219
TOTAL	481	78	89	103	751

In order to meet the City's quantified objectives, the City has taken several steps to ensure that affordable housing will be developed. The City has increased its Housing and Grants division staff by hiring a dedicated staff person, the Housing Planner. The duties of this staff person include managing the City's federal housing and community development funds, undertaking the primary workload of planning for affordable housing, developing and implementing City housing programs, and serving as a resource for developers, residents, and City staff with regards to housing.

The City has also begun creating partnerships with local housing advocates and developers of affordable housing. The City's housing planner will meet personally with those wishing to develop affordable housing, and guide developers through the development process with the City. The City Council will consider fee waivers and deferrals for affordable housing, and permits the conversion of some commercial properties into high-density residential use and the development of mixed uses in transitionally zoned areas.

After five years of existence, the City has begun to have a substantial balance of housing funds from its commercial mitigation fee and from the set-aside of tax increment funds. The current Five-Year Capital Improvement Plan (2002-07), includes substantial investment in troubled multi-family housing. Over the next year (2001/02), the City will be using these funds to preserve and develop affordable housing.

Chapter 3. Circulation

Introduction

Purpose

The purpose of this section is to identify current transportation conditions within the City of Citrus Heights to be used as a baseline to develop goals/objectives, identify future needs, and explore alternative transportation scenarios. The transportation element will ultimately establish a framework for creating a holistic transportation system that reflects the values of the City of Citrus Heights.

Existing Roadway System

Major Roadways

The City of Citrus Heights is served by a series of east-west and north-south arterials and collector streets. Major east-west arterials include Madison Avenue, Greenback Lane, and Antelope Road. Major north-south arterials include Sunrise Boulevard, Fair Oaks Boulevard, Auburn Boulevard, San Juan Avenue, Dewey Drive, and Sylvan Road. Major collector streets include Old Auburn Road, Oak Avenue, Van Maren Lane, Mariposa Avenue, Kenneth Avenue/Wachtel Way, and Twin Oaks Avenue. Figure 3-1 displays the location of these roadways.

Table 3-1 summarizes the existing number of travel lanes, access control, and shoulder widths of these roadways. Access control was defined as high, medium, or low depending on the number of driveways, frequency of stops (traffic signals), and prevailing travel speeds. High access control facilities typically have no driveways and speeds of 45-55 miles per hour. Medium access control facilities typically have limited driveways and speeds of 35-45 miles per hour. Low access control facilities typically have frequent driveways and speeds of 35-45 miles per hour. Table 3-2 further categorizes local roadways and provides characteristics and examples of different roadway designations.

As shown, most roadways within the City of Citrus Heights are classified as medium access control facilities. High access control facilities include segments of Greenback Lane and Madison Avenue, while low access control facilities include segments of Auburn Boulevard, Sunrise Boulevard, Old Auburn Road, and San Juan Avenue. Most of the two-lane collector streets, such as Oak Avenue and Mariposa Avenue, are also low access control facilities.

Table 3-1: Existing Roadway Characteristics

Roadway	From	To	Number of Travel Lanes	Access Control ¹	Shoulder Widths
Auburn Boulevard	North City Limits	Old Auburn Road	4	Low	4 ft.
	Old Auburn Road	South City Limits	4	Medium	4 ft.
Sunrise Boulevard	North City Limits	Antelope Road	4	Medium	6 ft.
	Antelope Road	Old Auburn Road	4	Low	6 ft.
	Old Auburn Road	Oak Avenue	4	Medium	8 ft.
	Oak Avenue	Greenback Lane	4	Medium	6 ft.
	Greenback Lane	Madison Avenue	6	Medium	2-4 ft.
Greenback Lane	West City Limits	Auburn Boulevard	6	High	4-6 ft.
	Auburn Boulevard	Van Maren Lane	4	Medium	4 ft.
	Van Maren Lane	Fountain Square Dr.	4	Medium	2-4 ft.
	Fountain Square Dr.	San Juan Avenue	6	Medium	2-4 ft.
	San Juan Avenue	Fair Oaks Boulevard	6	Medium	2-4 ft.
Antelope Road	West City Limits	Interstate 80	4	Medium	6-8 ft.
	Interstate 80	Old Auburn Road	4	Medium	3-6 ft.
Old Auburn Road	North City Limits	Fair Oaks Boulevard	2	Medium	2-4 ft.
	Fair Oaks Boulevard	Antelope Road	4	Medium	2-4 ft.
	Antelope Road	Sunrise Boulevard	2	Medium	2-4 ft.
	Sunrise Boulevard	Auburn Boulevard	2	Low	4-8 ft.
Madison Avenue	West City Limits	East City Limits	6	High	6-8 ft.
Oak Avenue	Sunrise Boulevard	East City Limits	2	Low	6-10 ft.
Sylvan Road	Old Auburn Road	Greenback Lane	4	Medium	6-8 ft.
San Juan Avenue	Greenback Lane	South City Limits	4	Low	3-6 ft.
Van Maren Lane	Greenback Lane	Auburn Boulevard	4	Medium	3-6 ft.
	Auburn Boulevard	Antelope Road	2	Low	6-10 ft.
Dewey Drive	Greenback Lane	South City Limits	4	Medium	5 ft.
Mariposa Avenue	North City Limits	South City Limits	2	Low	Varies
Kenneth Avenue/ Wachtel Way	Old Auburn Road	Oak Avenue	2	Low	4-6 ft.
Twin Oaks Ave.	Auburn Boulevard	Old Auburn Road	2	Low	Varies

Notes: ¹ Access control is defined as Low, Medium, or High depending on the number of driveways, frequency of stops, and prevailing travel speeds (refer to previous page for more detailed definitions).

Source: Fehr & Peers Associates, 1999.

Table 3-2 Roadway Characteristics

Roadway Designation	Characteristics	Examples
Six-Lane Divided Thoroughfare	Three lanes each direction for motorized traffic with a raised, landscaped center median to control left-turn access across opposing traffic.	Greenback Lane, Sunrise Blvd., Antelope Rd. (West City limits to I-80)
Five-Lane Arterial	Two lanes in each direction for motorized traffic with a center two-way left-turn lane to facilitate left-turn access.	San Juan Ave., Sylvan Rd., Auburn Blvd., (SW City limits to North City limits)
Three-Lane Collector	One lane each direction for motorized traffic with a center two-way left-turn lane to facilitate left-turn access.	Old Auburn Rd., Stock Ranch Rd.
Two-Lane Collector	One lane each direction for motorized traffic.	Mariposa Ave., Twin Oaks Ave.
Local/Minor Street	One lane each direction for motorized and bicycle traffic.	Peoria Dr.

Daily Traffic Volumes

Figure 3-1 displays average weekday daily traffic volumes on the major roadways within the City of Citrus Heights. Traffic counts were performed at most locations in September, 1998. Traffic counts were previously conducted in 1997 at selected locations as part of the Citrus Heights Redevelopment EIR. Traffic counts on mainline Interstate 80 were obtained from the 1997 Caltrans Count Log Book.

Segments of Greenback Lane, Madison Avenue, Antelope Road, and Sunrise Boulevard currently carry the greatest levels of traffic (over 40,000 vehicles per day). Auburn Boulevard, San Juan Avenue, Sylvan Road, Fair Oaks Boulevard, and Old Auburn Road carry between 15,000 and 30,000 vehicles per day.

Figure 3-1 also displays the existing volume-to-capacity (V/C) ratio on each roadway based on daily traffic volume capacities utilized by Sacramento County. Table 3-3 summarizes the capacities for each access control type. A daily V/C Ratio of 1.0 or greater generally indicates congested conditions during peak hours at major intersections.

Table 3-3: Daily Traffic Volume Capacities

Number of Lanes	Daily Traffic Volume Capacity		
	Low Access Control	Medium Access Control	High Access Control
2	15,000	18,000	20,000
4	30,000	36,000	40,000
6	45,000	54,000	60,000
8-Lane Freeway	Not Applicable		160,000

Source: Sacramento County General Plan (1993).

Figure 3-1 shows that the V/C Ratio exceeds 1.5 on the following two roadway segments:

Greenback Lane – Interstate 80 to Auburn Boulevard; and
Sunrise Boulevard – Oak Avenue to Greenback Lane.

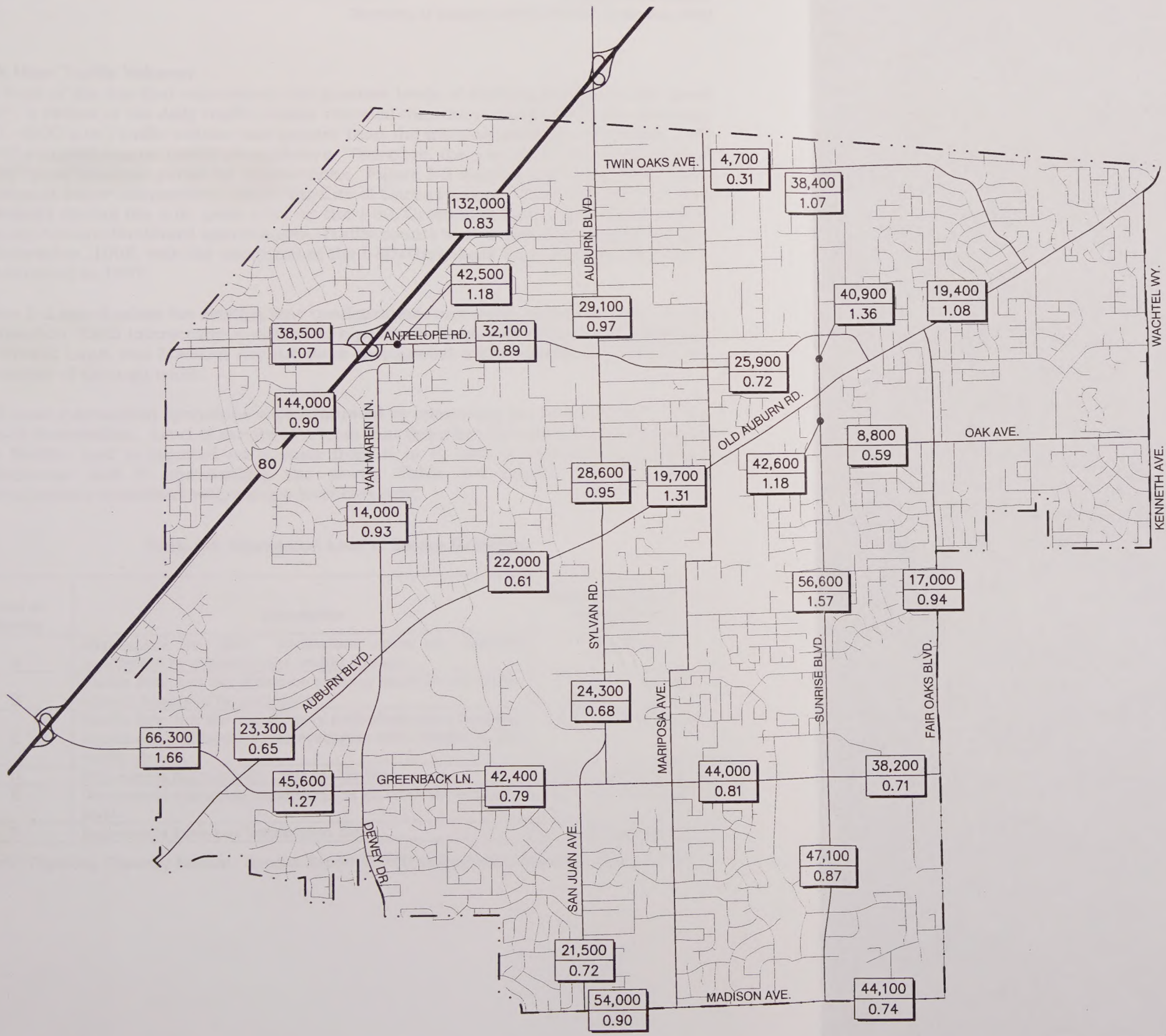
The V/C Ratio is between 1.0 and 1.5 on the following four roadway segments:

Greenback Lane – Auburn Boulevard to Fountain Square Drive;
Antelope Road – West City Limits to Van Maren Lane;
Sunrise Boulevard – North City Limits to Oak Avenue; and
Old Auburn Road – North City Limits to Auburn Boulevard.

The V/C Ratio is less than 1.0 on the remainder of the roadways within the City of Citrus Heights.

LEGEND

40,000 - Average Daily Traffic Volume
0.65 - Volume to Capacity Ratio



NOT TO SCALE

ROADWAY OPERATIONS -
EXISTING CONDITIONS



FIGURE 3-1

Peak Hour Traffic Volumes

The hour of the day that experiences the greatest levels of traffic is known as the "peak hour". A review of the daily traffic counts revealed that the evening peak hour (between 4:00 – 6:00 p.m.) traffic volume was greater than the morning peak hour (between 7:00 – 9:00 a.m.) volume on nearly all roadways. Therefore, the p.m. peak hour was selected as the "peak" analysis period for intersections. Figure 3-2 displays p.m. peak hour traffic volumes at major intersections within the City of Citrus Heights. Traffic counts were also performed during the p.m. peak hour at the I-80/Greenback Lane and I-80/Riverside Avenue/Auburn Boulevard interchanges. Traffic counts were conducted all intersections in September, 1998, with the exception of the I-80/Greenback Lane interchange, which was counted in 1997.

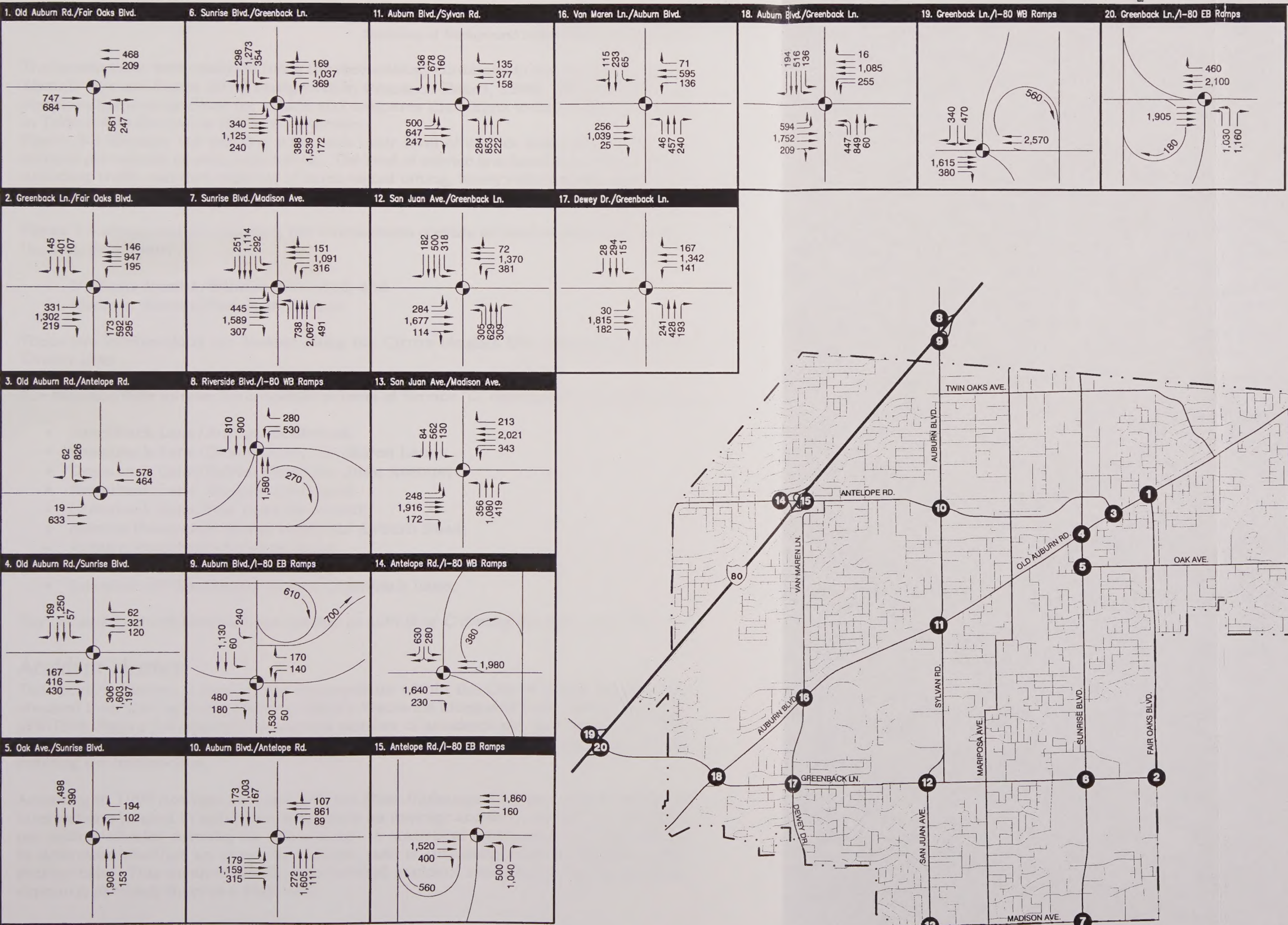
Figure 3-2 also displays the existing lane configurations and traffic control devices at each intersection. Each intersection is currently signalized. Segments of Sunrise Boulevard, Greenback Lane, and Madison Avenue have coordinated traffic signals to facilitate the movement of through traffic.

Peak hour intersection operations were evaluated by computing the level of service (LOS) at each intersection. Level of service is a term that describes the operating performance of a facility, and is reported on a scale from A to F, with A representing the best performance and F representing the worst. Table 3-4 relates the operational characteristics associated with service level category.

Table 3-4: Intersection Level of Service Definitions

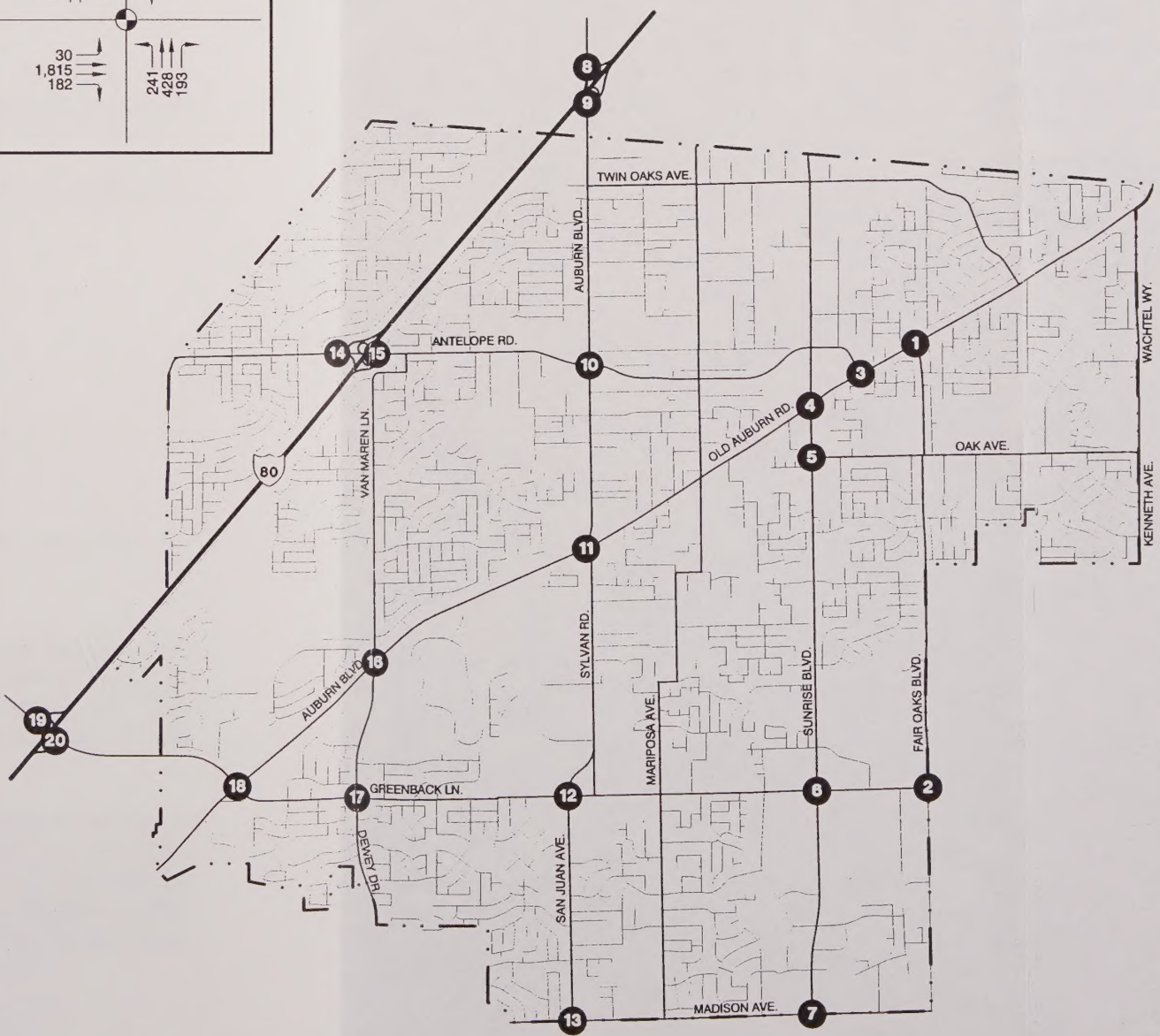
Level of Service	Description	Signalized Intersection (Average Delay)
A	Represents free flow. Individual users are virtually unaffected by others in the traffic stream.	< 5 sec/veh
B	Stable flow, but the presence of other users in the traffic stream begins to be noticeable.	5.1 - 15.0 sec/veh
C	Stable flow, but the operation of individual users becomes significantly affected by interactions with others in the traffic stream.	15.1 - 25.0 sec/veh
D	Represents high-density, but stable flow.	25.1 - 40.0 sec/veh
E	Represents operating conditions at or near the capacity level.	40.1 - 60.0 sec/veh
F	Represents forced or breakdown flow.	> 60 sec/veh

Source: *Highway Capacity Manual - Special Report 209* (Transportation Research Board, 1994).



LEGEND

- Traffic Signal
- 107 - P.M. Peak Hour Volume
- Turn Lane



NOT TO SCALE

P.M. PEAK HOUR INTERSECTION VOLUMES AND LANE CONFIGURATIONS - EXISTING CONDITIONS



FIGURE 3-2

The intersections were analyzed using the methodology contained in the *Highway Capacity Manual - Special Report 209* (Transportation Research Board, 1994). This methodology computes the average delay per vehicle and compares the results to the thresholds shown in Table 3-4 to determine the level of service.

Figure 3-3 displays the existing p.m. peak hour level of service and average delay (in seconds per vehicle) at each intersection. The level of service is a function of many factors, including: traffic volumes, number of lanes, signal timing, heavy vehicle traffic, pedestrian activity, lane widths, etc.

Figure 3-3 shows that the following two intersections operate at Level of Service "E" during the p.m. peak hour:

- Madison Avenue/Sunrise Boulevard; and
- Madison Avenue/San Juan Avenue.

These two intersections are located along the Citrus Heights City Limits/Sacramento County Line.

The following nine intersections operate at Level of Service "D" during the p.m. peak hour:

- Greenback Lane/Auburn Boulevard;
- Greenback Lane/Dewey Drive/Van Maren Lane;
- Greenback Lane/Sylvan Road/San Juan Avenue;
- Greenback Lane /Sunrise Boulevard;
- Greenback Lane/Fair Oaks Boulevard;
- Auburn Boulevard/Sylvan Road/Old Auburn Road;
- Auburn Boulevard/Antelope Road;
- Sunrise Boulevard/Old Auburn Road; and
- Interstate 80 Eastbound Ramps/Greenback Lane.

The remaining study intersections operate at LOS B or C during the p.m. peak hour.

Accident History

The accident history at most major intersections within the City of Citrus Heights was obtained from the California Highway Patrol's Statewide Integrated Traffic Records System (SWITRS). Figure 3-4 displays the average number of accidents per year reported at each intersection¹. This figure also displays the average rate of accidents per million vehicles entering the intersection.

According to *1997 Accident Data on California State Highways* (Caltrans, 1997), signalized intersections located in suburban areas have an average accident rate of 0.54 accidents per million vehicles entering the intersection. A statistical significance test was applied to determine whether an observed accident rate is unusually high in relation to the average rate. This involves developing a critical accident rate (that considers accident exposure) at which there is a high level

1 Accident data was collected at each intersection from 1995 to mid-1998. Accidents that occurred within 200 feet of the intersection were assumed to be intersection-related.



LEGEND

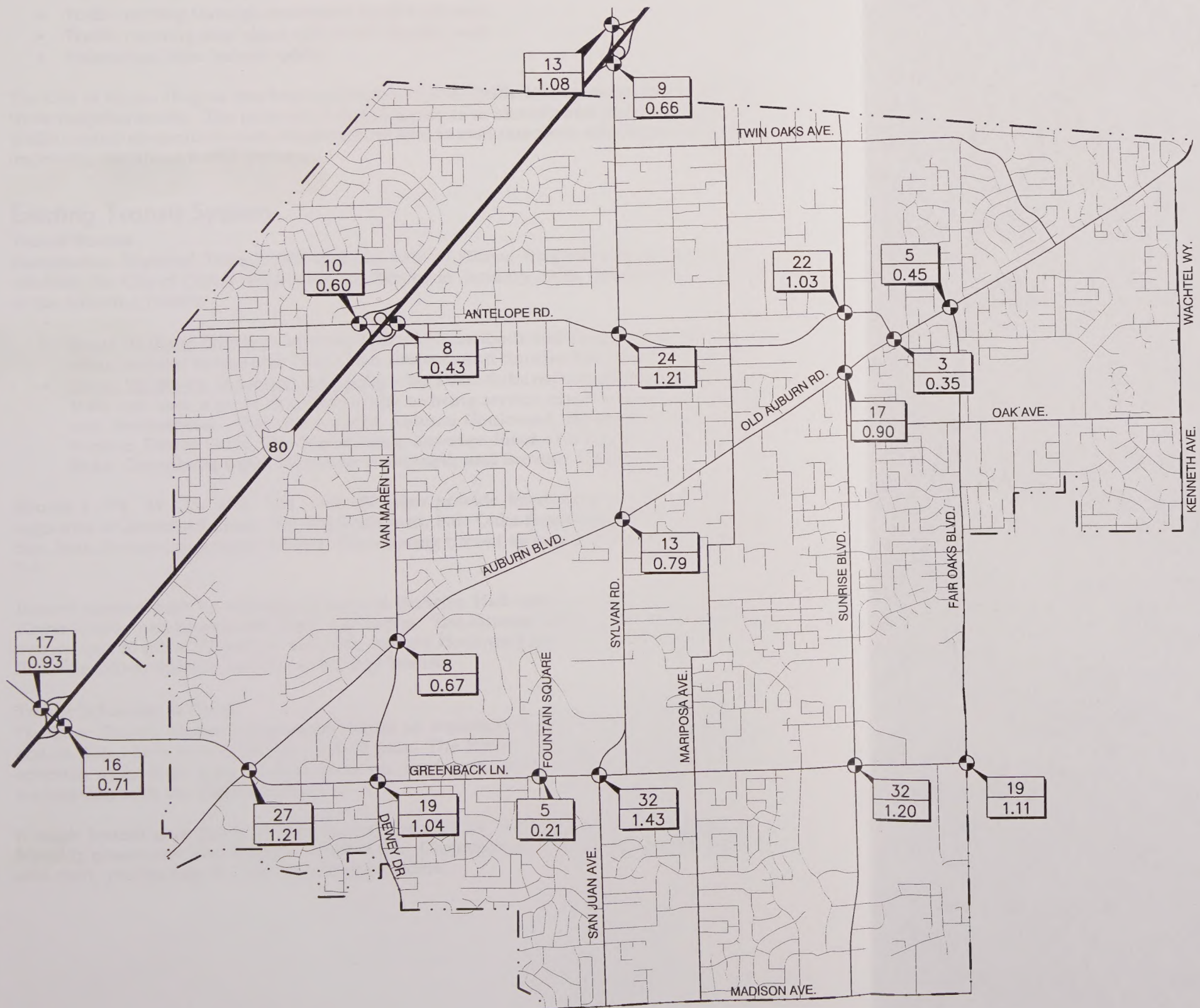
- 4,853 - Approach Volume
- D - Level of Service
- 26.0 - Intersection Delay (sec/veh)
- ⦿ - Traffic Signal



P.M. PEAK HOUR INTERSECTION OPERATIONS - EXISTING CONDITIONS



FIGURE 3-3



LEGEND

- 15 - Average Accidents Per Year
- 0.75 - Accidents Per Million Vehicles Entering the Intersection
- Traffic Signal

Note: Accident Data Collected From the California Highway Patrol Statewide Integrated Traffic Records System (SWITRS) Between 1995 and mid-1998.



ACCIDENT HISTORY



FIGURE 3-4

- Traffic cutting through residential neighborhoods;
- Traffic running stop signs and traffic signals; and
- Pedestrian/bike/school safety.

The City of Citrus Heights has begun a Neighborhood Traffic Management pilot project in three neighborhoods. The purpose of this program is to identify and implement a set of traffic control elements in each neighborhood and to evaluate their effectiveness towards improving the above traffic problems.

Existing Transit System

Transit Routes

Sacramento Regional Transit (RT) and the City of Citrus Heights worked together to establish the City of Citrus Heights Shuttle Service in January 1999. This service consists of the following routes:

- Route 91 (Base Shuttle) – between Auburn/Greenback and Sunrise Mall with stops along Auburn Boulevard, Twin Oaks Avenue, and Sunrise Boulevard.
- Route 92 (Route Deviation Schedule) – between Auburn/Greenback and Sunrise Mall, but uses a more circuitous route to bring service closer to more residences and destinations. The route serves Auburn Boulevard, Manzanita Lane, Coyle Avenue, Dewey Drive, Van Maren Lane, Antelope Road, Old Auburn Road, Sylvan Road, Greenback Lane, Fair Oaks Boulevard, and Sunrise Boulevard.

Routes 1, 23, 24, 25, 105, 106, and 107 also provide fixed-route transit service on segments of Greenback Lane, Sunrise Boulevard, Fair Oaks Boulevard, Madison Avenue, San Juan Avenue, and Coyle Avenue. The existing transit system is illustrated on Figure 3-5.

Transit centers exist on Greenback Lane at Sunrise Mall and on Auburn Boulevard at Whyte Avenue just beyond the North City Limits. The Sunrise Mall transit center provides connections to other RT routes, while the Auburn Boulevard transit center connects with Roseville Urban Shuttle and Placer County Transit.

Transit Schedules & Fares

The Base Shuttle (Route 91) operates hourly on weekdays from 7:00 a.m. to 10:00 p.m. and on Saturdays from 8:30 a.m. to 6:30 p.m. The Route Deviation Shuttle (Route 92) operates from 9:00 a.m. to 5:30 p.m. on weekdays, operating every two hours in conjunction with the Base Shuttle.

A single transit pass (good for 90 minutes) costs \$1.25, while a daily pass costs \$3.00. Monthly passes are also available for \$45.00. Discounts are offered for seniors (age 62 and over), youths (age 5 – 12), and disabled riders.

of confidence that the difference between the observed and average accident rate is statistically significant. Based on the critical accident rates developed for each intersection, 12 of the intersections shown on Figure 3-4 have accident rates that are significant higher (at a 95 percent level of confidence) than the average rate. These locations have observed accident rates that exceed 0.70.

Figure 3-4 shows that the following five intersections experienced an average of 20 or more accidents per year:

- Greenback Lane/Sunrise Boulevard (32 accidents per year);
- Greenback Lane/San Juan Avenue/Sylvan Road (32 accidents per year);
- Greenback Lane/Auburn Boulevard (27 accidents per year);
- Antelope Road/Auburn Boulevard (24 accidents per year); and
- Antelope Road/Sunrise Boulevard (22 accidents per year).

The highest rate of accidents per million vehicles (MV) entering the intersection occurred at the Greenback Lane/San Juan Avenue/Sylvan Road (1.43 accidents per MV), Antelope Road/ Auburn Boulevard (1.21 accidents per MV), Greenback Lane/Auburn Boulevard (1.21 accidents per MV), and Greenback Lane/Sunrise Boulevard (1.20 accidents per MV) intersections.

The Greenback Lane/San Juan Avenue/Sylvan Road intersection experienced the greatest number of accidents and rate of accidents of the 19 intersections that were analyzed. A review of individual accident reports indicates that most accidents involved rear-end, sideswipe, or broadside collisions within the intersection or on the Greenback Lane approaches. Many of these accidents are attributable to stop-and-go traffic conditions on Greenback Lane.

Truck Routes

There are no posted truck routes on any of the major roadways within the City. However, trucks most frequently use Sunrise Boulevard, Greenback Lane, Madison Avenue, Antelope Road, and Auburn Boulevard.

Emergency Service Routes

Fire stations are located within the City of Citrus Heights on Greenback Lane east of Auburn Boulevard, Greenback Lane east of Sylvan Road, Oak Avenue east of Fair Oaks Boulevard, and Auburn Boulevard north of Antelope Road. Mercy San Juan Hospital is located west of Dewey Drive between Greenback Lane and Madison Avenue. The police station is located on Sunrise Boulevard between Greenback Lane and Madison Avenue.

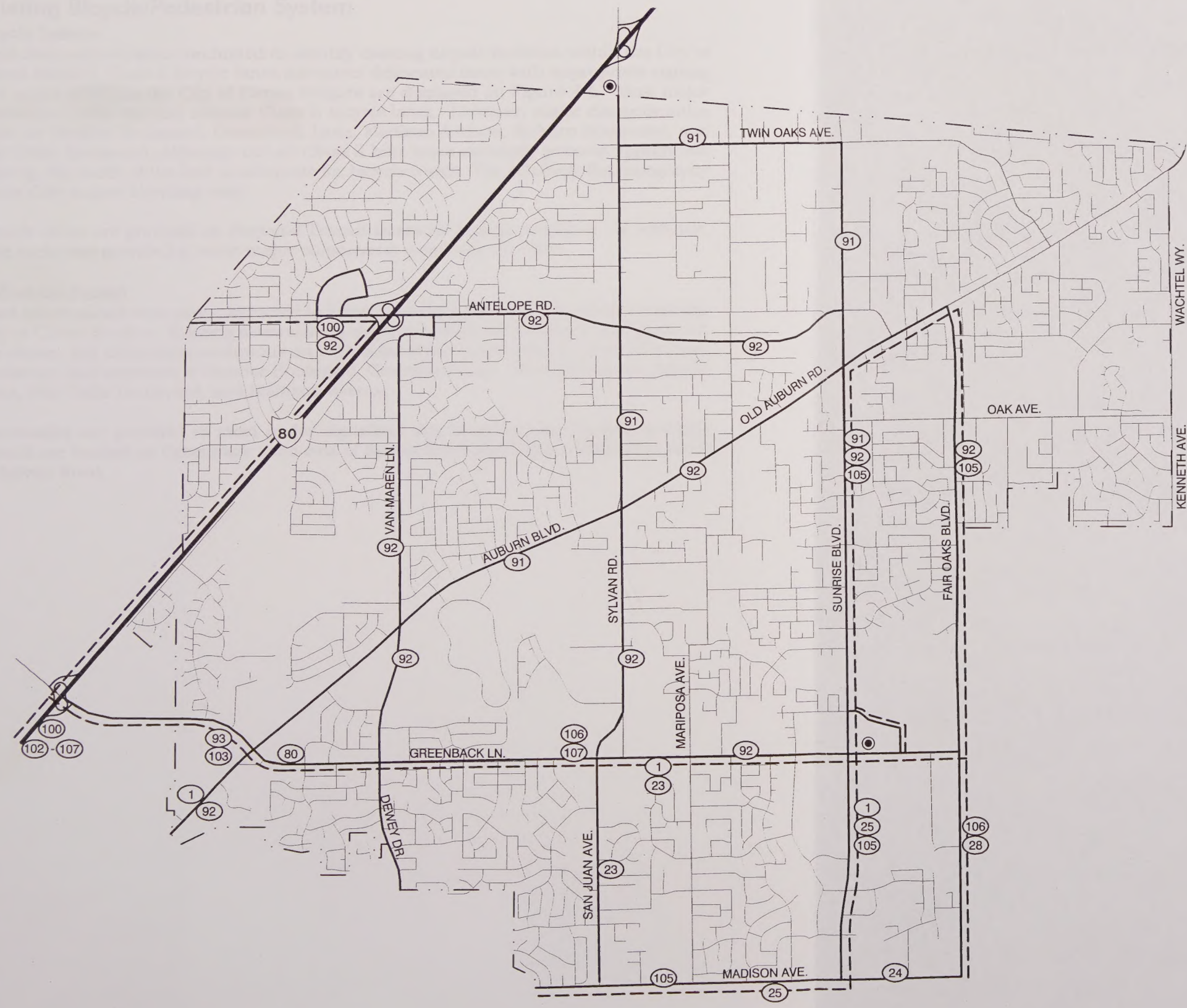
Given the location of the police and fire stations and the hospital, emergency service vehicles most frequently use: Sunrise Boulevard, Greenback Lane, Madison Avenue, Dewey Drive, Oak Avenue, and Auburn Boulevard.

Neighborhood Traffic Issues

The City of Citrus Heights is conducting a series of "Traffic Forums" to receive citizen input on local and citywide traffic issues. The first meeting was held on October 13, 1998 and led to the identification of the following citywide traffic problems as identified by the persons attending the forum:

- Speeding in neighborhoods;

Existing Bicycle/Pedestrian System



LEGEND

- 91 - Transit Route
- 100 - Peak-Period Only Transit Route
- - Transit Center



EXISTING TRANSIT SYSTEM



FIGURE 3-5

Existing Bicycle/Pedestrian System

Bicycle System

Field observations were conducted to identify existing bicycle facilities within the City of Citrus Heights. Class II bicycle lanes (on-street delineated lanes with appropriate signing and striping) within the City of Citrus Heights are displayed on Figure 3-6. Most major roadways within the City contain Class II bicycle lanes. However, major discontinuities exist on Sunrise Boulevard, Greenback Lane, Madison Avenue, Auburn Boulevard, and Fair Oaks Boulevard. Although not all Class II bike lanes currently possess appropriate signing, the width of the lane is adequate for bicycle travel. The relatively flat topography of the City makes bicycling easy.

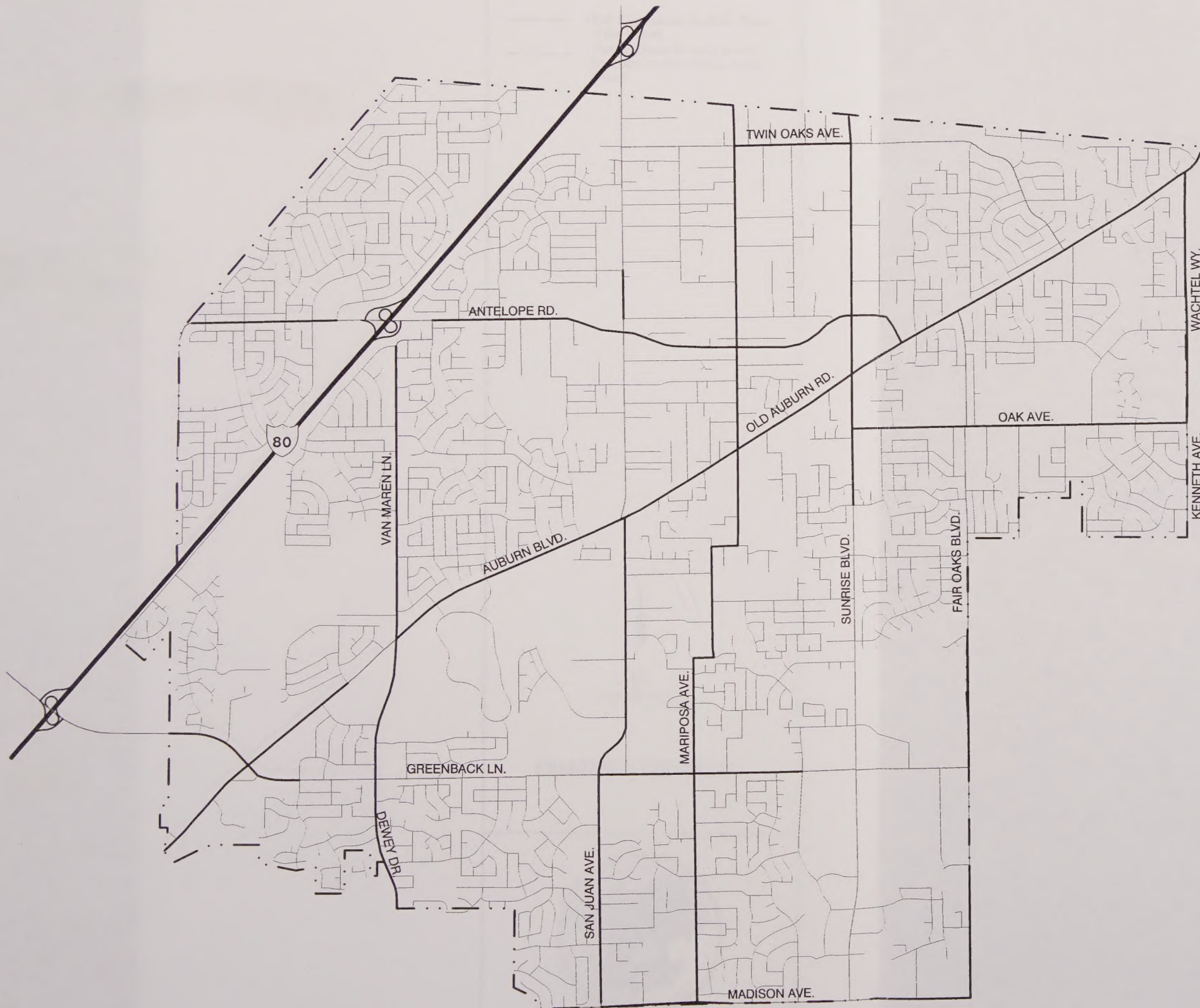
Bicycle racks are provided on Regional Transit buses for bicycle transport. In addition, bike racks are provided at most major commercial centers in the City.

Pedestrian System

Field observations were also conducted to identify existing pedestrian facilities within the City of Citrus Heights. Existing sidewalks on major roadways are displayed on Figure 3-7.

As shown, full sidewalks (continuous on both sides of the street) exist on most of Auburn Boulevard and segments of Sunrise Boulevard, Greenback Lane, Dewey Drive, Van Maren Lane, Fair Oaks Boulevard, and Madison Avenue.

Crosswalks are provided at most major signalized intersections and pedestrian traffic signals are located on Greenback Lane east of Sylvan Road and Auburn Boulevard north of Sylvan Road.



LEGEND

- Class II Bike Lane (Separate Lane With Appropriate Signing/Striping)



EXISTING BICYCLE LANES



FIGURE 3-6

LEGEND

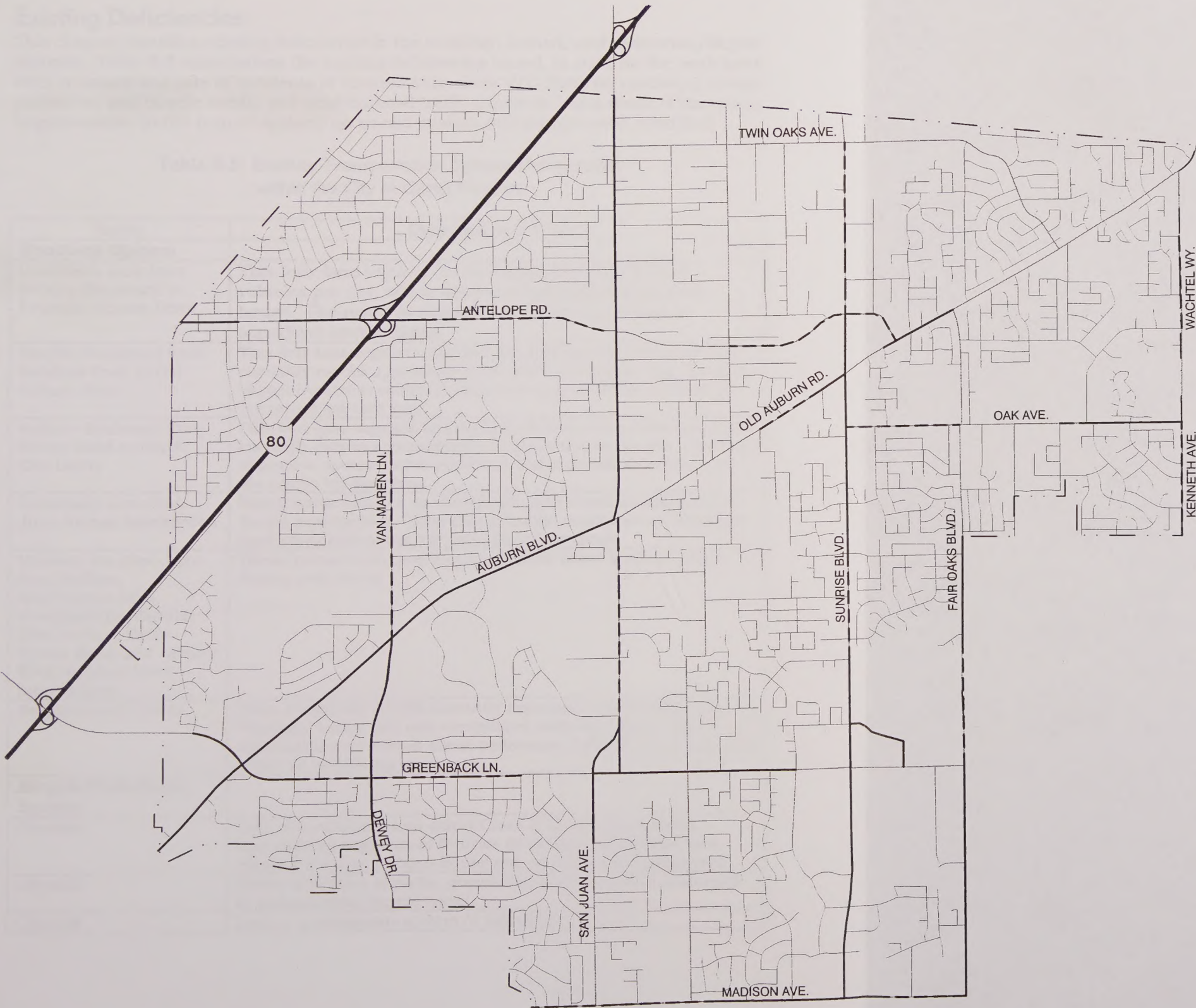
- Full (Continuous on Both Sides of the Street)
- Partial (Discontinuous or not Provided on Both Sides of the Street)



EXISTING SIDEWALKS



FIGURE 3-7



Existing Deficiencies

This chapter identifies existing deficiencies in the roadway, transit, and pedestrian/bicycle systems. Table 3-5 summarizes the existing deficiencies based, in part, on the peak hour level of service and rate of accidents at intersections, daily V/C Ratio on roadways, unmet pedestrian and bicycle needs, and neighborhood traffic concerns. As a result of the recent improvements to the transit system, no transit system deficiencies were identified.

**Table 3-5: Existing Transportation System Deficiencies
within the City of Citrus Heights**

Facility	Description of Deficiency
Roadway System	
Greenback Lane from Auburn Boulevard to Fountain Square Drive	This four-lane segment carries approximately 45,000 vehicles per day, which causes congestion during peak hours. The result is excessive queuing and delays at signalized intersections.
Sunrise Boulevard from Antelope Road to Old Auburn Road	This four-lane segment has numerous full-access driveways and currently carries approximately 41,000 vehicles per day. The lack of positive access control results in frequent vehicle conflicts in the center left-turn lane.
Auburn Boulevard from Sylvan Road to North City Limits	This four-lane segment has numerous full-access driveways and currently carries approximately 29,000 vehicles per day. The lack of positive access control results in frequent vehicle conflicts in the center left-turn lane.
Greenback Lane/San Juan Avenue Intersection	Heavy traffic volumes on Greenback Lane result in long queues during peak periods. Stop-and-go traffic conditions on Greenback Lane contribute to the high number of accidents.
Madison Ave/San Juan Ave, Madison Ave/Sunrise Blvd, Greenback Ln/Sunrise Blvd, Auburn Blvd/Sylvan Road, and Auburn Blvd/Antelope Road Intersections	These intersections currently experience heavy levels of delays during peak hours.
Neighborhood Streets	Some residential streets currently experience excessive speeds, "through" travel, and non-compliance with stop signs. Many residents are concerned about pedestrian, bicycle, and school area safety on neighborhood streets.
Bicycle/Pedestrian System	
Citywide	Lack of a continuous on-street Class II bicycle lane system, especially on segments of Sunrise Boulevard, Greenback Lane, Madison Avenue, Auburn Boulevard, and Fair Oaks Boulevard.
Citywide	Under-utilization of parks, greenbelts, and power line easements to accommodate bicycle travel.
Citywide	Lack of a continuous system of sidewalks.

Table 3-1: Existing Roadway Characteristics

Roadway	From	To	Number of Travel Lanes	Access Control ¹	Shoulder Widths
Auburn Boulevard	North City Limits	Old Auburn Road	4	Low	4 ft.
	Old Auburn Road	South City Limits	4	Medium	4 ft.
Sunrise Boulevard	North City Limits	Antelope Road	4	Medium	6 ft.
	Antelope Road	Old Auburn Road	4	Low	6 ft.
	Old Auburn Road	Oak Avenue	4	Medium	8 ft.
	Oak Avenue	Greenback Lane	4	Medium	6 ft.
	Greenback Lane	Madison Avenue	6	Medium	2-4 ft.
Greenback Lane	West City Limits	Auburn Boulevard	6	High	4-6 ft.
	Auburn Boulevard	Van Maren Lane	4	Medium	4 ft.
	Van Maren Lane	Fountain Square Dr.	4	Medium	2-4 ft.
	Fountain Square Dr.	San Juan Avenue	6	Medium	2-4 ft.
	San Juan Avenue	Fair Oaks Boulevard	6	Medium	2-4 ft.
Antelope Road	West City Limits	Interstate 80	4	Medium	6-8 ft.
	Interstate 80	Old Auburn Road	4	Medium	3-6 ft.
Old Auburn Road	North City Limits	Fair Oaks Boulevard	2	Medium	2-4 ft.
	Fair Oaks Boulevard	Antelope Road	4	Medium	2-4 ft.
	Antelope Road	Sunrise Boulevard	2	Medium	2-4 ft.
	Sunrise Boulevard	Auburn Boulevard	2	Low	4-8 ft.
Madison Avenue	West City Limits	East City Limits	6	High	6-8 ft.
Oak Avenue	Sunrise Boulevard	East City Limits	2	Low	6-10 ft.
Sylvan Road	Old Auburn Road	Greenback Lane	4	Medium	6-8 ft.
San Juan Avenue	Greenback Lane	South City Limits	4	Low	3-6 ft.
Van Maren Lane	Greenback Lane	Auburn Boulevard	4	Medium	3-6 ft.
	Auburn Boulevard	Antelope Road	2	Low	6-10 ft.
Dewey Drive	Greenback Lane	South City Limits	4	Medium	5 ft.
Mariposa Avenue	North City Limits	South City Limits	2	Low	Varies
Kenneth Avenue/ Wachtel Way	Old Auburn Road	Oak Avenue	2	Low	4-6 ft.
Twin Oaks Ave.	Auburn Boulevard	Old Auburn Road	2	Low	Varies

Notes: ¹ Access control is defined as Low, Medium, or High depending on the number of driveways, frequency of stops, and prevailing travel speeds (refer to previous page for more detailed definitions).

Source: Fehr & Peers Associates, 1999.

Table 3-2 Roadway Characteristics

Roadway Designation	Characteristics	Examples
Six-Lane Divided Thoroughfare	Three lanes each direction for motorized traffic with a raised, landscaped center median to control left-turn access across opposing traffic.	Greenback Lane, Sunrise Blvd., Antelope Rd. (West City limits to I-80)
Five-Lane Arterial	Two lanes in each direction for motorized traffic with a center two-way left-turn lane to facilitate left-turn access.	San Juan Ave., Sylvan Rd., Auburn Blvd., (SW City limits to North City limits)
Three-Lane Collector	One lane each direction for motorized traffic with a center two-way left-turn lane to facilitate left-turn access.	Old Auburn Rd., Stock Ranch Rd.
Two-Lane Collector	One lane each direction for motorized traffic.	Mariposa Ave., Twin Oaks Ave.
Local/Minor Street	One lane each direction for motorized and bicycle traffic.	Peoria Dr.

Daily Traffic Volumes

Figure 3-1 displays average weekday daily traffic volumes on the major roadways within the City of Citrus Heights. Traffic counts were performed at most locations in September, 1998. Traffic counts were previously conducted in 1997 at selected locations as part of the Citrus Heights Redevelopment EIR. Traffic counts on mainline Interstate 80 were obtained from the 1997 Caltrans Count Log Book.

Segments of Greenback Lane, Madison Avenue, Antelope Road, and Sunrise Boulevard currently carry the greatest levels of traffic (over 40,000 vehicles per day). Auburn Boulevard, San Juan Avenue, Sylvan Road, Fair Oaks Boulevard, and Old Auburn Road carry between 15,000 and 30,000 vehicles per day.

Figure 3-1 also displays the existing volume-to-capacity (V/C) ratio on each roadway based on daily traffic volume capacities utilized by Sacramento County. Table 3-3 summarizes the capacities for each access control type. A daily V/C Ratio of 1.0 or greater generally indicates congested conditions during peak hours at major intersections.

Table 3-3: Daily Traffic Volume Capacities

Number of Lanes	Daily Traffic Volume Capacity		
	Low Access Control	Medium Access Control	High Access Control
2	15,000	18,000	20,000
4	30,000	36,000	40,000
6	45,000	54,000	60,000
8-Lane Freeway	Not Applicable		160,000

Source: Sacramento County General Plan (1993).

Figure 3-1 shows that the V/C Ratio exceeds 1.5 on the following two roadway segments:

Greenback Lane – Interstate 80 to Auburn Boulevard; and
Sunrise Boulevard – Oak Avenue to Greenback Lane.

The V/C Ratio is between 1.0 and 1.5 on the following four roadway segments:

Greenback Lane – Auburn Boulevard to Fountain Square Drive;
Antelope Road – West City Limits to Van Maren Lane;
Sunrise Boulevard – North City Limits to Oak Avenue; and
Old Auburn Road – North City Limits to Auburn Boulevard.

The V/C Ratio is less than 1.0 on the remainder of the roadways within the City of Citrus Heights.

Peak Hour Traffic Volumes

The hour of the day that experiences the greatest levels of traffic is known as the “peak hour”. A review of the daily traffic counts revealed that the evening peak hour (between 4:00 – 6:00 p.m.) traffic volume was greater than the morning peak hour (between 7:00 – 9:00 a.m.) volume on nearly all roadways. Therefore, the p.m. peak hour was selected as the “peak” analysis period for intersections. Figure 3-2 displays p.m. peak hour traffic volumes at major intersections within the City of Citrus Heights. Traffic counts were also performed during the p.m. peak hour at the I-80/Greenback Lane and I-80/Riverside Avenue/Auburn Boulevard interchanges. Traffic counts were conducted all intersections in September, 1998, with the exception of the I-80/Greenback Lane interchange, which was counted in 1997.

Figure 3-2 also displays the existing lane configurations and traffic control devices at each intersection. Each intersection is currently signalized. Segments of Sunrise Boulevard, Greenback Lane, and Madison Avenue have coordinated traffic signals to facilitate the movement of through traffic.

Peak hour intersection operations were evaluated by computing the level of service (LOS) at each intersection. Level of service is a term that describes the operating performance of a facility, and is reported on a scale from A to F, with A representing the best performance and F representing the worst. Table 3-4 relates the operational characteristics associated with service level category.

Table 3-4: Intersection Level of Service Definitions

Level of Service	Description	Signalized Intersection (Average Delay)
A	Represents free flow. Individual users are virtually unaffected by others in the traffic stream.	< 5 sec/veh
B	Stable flow, but the presence of other users in the traffic stream begins to be noticeable.	5.1 - 15.0 sec/veh
C	Stable flow, but the operation of individual users becomes significantly affected by interactions with others in the traffic stream.	15.1 - 25.0 sec/veh
D	Represents high-density, but stable flow.	25.1 - 40.0 sec/veh
E	Represents operating conditions at or near the capacity level.	40.1 - 60.0 sec/veh
F	Represents forced or breakdown flow.	> 60 sec/veh

Source: *Highway Capacity Manual - Special Report 209* (Transportation Research Board, 1994).

Figure 3-2: Existing Peak Hour Volumes



The intersections were analyzed using the methodology contained in the *Highway Capacity Manual - Special Report 209* (Transportation Research Board, 1994). This methodology computes the average delay per vehicle and compares the results to the thresholds shown in Table 3-4 to determine the level of service.

Figure 3-3 displays the existing p.m. peak hour level of service and average delay (in seconds per vehicle) at each intersection. The level of service is a function of many factors, including: traffic volumes, number of lanes, signal timing, heavy vehicle traffic, pedestrian activity, lane widths, etc.

Figure 3-3 shows that the following two intersections operate at Level of Service “E” during the p.m. peak hour:

- Madison Avenue/Sunrise Boulevard; and
- Madison Avenue/San Juan Avenue.

These two intersections are located along the Citrus Heights City Limits/Sacramento County Line.

The following nine intersections operate at Level of Service “D” during the p.m. peak hour:

- Greenback Lane/Auburn Boulevard;
- Greenback Lane/Dewey Drive/Van Maren Lane;
- Greenback Lane/Sylvan Road/San Juan Avenue;
- Greenback Lane /Sunrise Boulevard;
- Greenback Lane/Fair Oaks Boulevard;
- Auburn Boulevard/Sylvan Road/Old Auburn Road;
- Auburn Boulevard/Antelope Road;
- Sunrise Boulevard/Old Auburn Road; and
- Interstate 80 Eastbound Ramps/Greenback Lane.

The remaining study intersections operate at LOS B or C during the p.m. peak hour.

Accident History

The accident history at most major intersections within the City of Citrus Heights was obtained from the California Highway Patrol’s Statewide Integrated Traffic Records System (SWITRS). Figure 3-4 displays the average number of accidents per year reported at each intersection¹. This figure also displays the average rate of accidents per million vehicles entering the intersection.

According to *1997 Accident Data on California State Highways* (Caltrans, 1997), signalized intersections located in suburban areas have an average accident rate of 0.54 accidents per million vehicles entering the intersection. A statistical significance test was applied to determine whether an observed accident rate is unusually high in relation to the average rate. This involves developing a critical accident rate (that considers accident exposure) at which there is a high level

1 Accident data was collected at each intersection from 1995 to mid-1998. Accidents that occurred within 200 feet of the intersection were assumed to be intersection-related.

Figure 3-3: Existing Intersection Operations



Figure 3-4: Accident Data

of confidence that the difference between the observed and average accident rate is statistically significant. Based on the critical accident rates developed for each intersection, 12 of the intersections shown on Figure 3-4 have accident rates that are significant higher (at a 95 percent level of confidence) than the average rate. These locations have observed accident rates that exceed 0.70.

Figure 3-4 shows that the following five intersections experienced an average of 20 or more accidents per year:

- Greenback Lane/Sunrise Boulevard (32 accidents per year);
- Greenback Lane/San Juan Avenue/Sylvan Road (32 accidents per year);
- Greenback Lane/Auburn Boulevard (27 accidents per year);
- Antelope Road/Auburn Boulevard (24 accidents per year); and
- Antelope Road/Sunrise Boulevard (22 accidents per year).

The highest rate of accidents per million vehicles (MV) entering the intersection occurred at the Greenback Lane/San Juan Avenue/Sylvan Road (1.43 accidents per MV), Antelope Road/ Auburn Boulevard (1.21 accidents per MV), Greenback Lane/Auburn Boulevard (1.21 accidents per MV), and Greenback Lane/Sunrise Boulevard (1.20 accidents per MV) intersections.

The Greenback Lane/San Juan Avenue/Sylvan Road intersection experienced the greatest number of accidents and rate of accidents of the 19 intersections that were analyzed. A review of individual accident reports indicates that most accidents involved rear-end, sideswipe, or broadside collisions within the intersection or on the Greenback Lane approaches. Many of these accidents are attributable to stop-and-go traffic conditions on Greenback Lane.

Truck Routes

There are no posted truck routes on any of the major roadways within the City. However, trucks most frequently use Sunrise Boulevard, Greenback Lane, Madison Avenue, Antelope Road, and Auburn Boulevard.

Emergency Service Routes

Fire stations are located within the City of Citrus Heights on Greenback Lane east of Auburn Boulevard, Greenback Lane east of Sylvan Road, Oak Avenue east of Fair Oaks Boulevard, and Auburn Boulevard north of Antelope Road. Mercy San Juan Hospital is located west of Dewey Drive between Greenback Lane and Madison Avenue. The police station is located on Sunrise Boulevard between Greenback Lane and Madison Avenue. Given the location of the police and fire stations and the hospital, emergency service vehicles most frequently use: Sunrise Boulevard, Greenback Lane, Madison Avenue, Dewey Drive, Oak Avenue, and Auburn Boulevard.

Neighborhood Traffic Issues

The City of Citrus Heights is conducting a series of "Traffic Forums" to receive citizen input on local and citywide traffic issues. The first meeting was held on October 13, 1998 and led to the identification of the following citywide traffic problems as identified by the persons attending the forum:

- Speeding in neighborhoods;
- Traffic cutting through residential neighborhoods;
- Traffic running stop signs and traffic signals; and
- Pedestrian/bike/school safety.

The City of Citrus Heights has begun a Neighborhood Traffic Management pilot project in three neighborhoods. The purpose of this program is to identify and implement a set of traffic control elements in each neighborhood and to evaluate their effectiveness towards improving the above traffic problems.

Existing Transit System

Transit Routes

Sacramento Regional Transit (RT) and the City of Citrus Heights worked together to establish the City of Citrus Heights Shuttle Service in January 1999. This service consists of the following routes:

- Route 91 (Base Shuttle) – between Auburn/Greenback and Sunrise Mall with stops along Auburn Boulevard, Twin Oaks Avenue, and Sunrise Boulevard.
- Route 92 (Route Deviation Schedule) – between Auburn/Greenback and Sunrise Mall, but uses a more circuitous route to bring service closer to more residences and destinations. The route serves Auburn Boulevard, Manzanita Lane, Coyle Avenue, Dewey Drive, Van Maren Lane, Antelope Road, Old Auburn Road, Sylvan Road, Greenback Lane, Fair Oaks Boulevard, and Sunrise Boulevard.

Routes 1, 23, 24, 25, 105, 106, and 107 also provide fixed-route transit service on segments of Greenback Lane, Sunrise Boulevard, Fair Oaks Boulevard, Madison Avenue, San Juan Avenue, and Coyle Avenue. The existing transit system is illustrated on Figure 3-5.

Transit centers exist on Greenback Lane at Sunrise Mall and on Auburn Boulevard at Whyte Avenue just beyond the North City Limits. The Sunrise Mall transit center provides connections to other RT routes, while the Auburn Boulevard transit center connects with Roseville Urban Shuttle and Placer County Transit.

Transit Schedules & Fares

The Base Shuttle (Route 91) operates hourly on weekdays from 7:00 a.m. to 10:00 p.m. and on Saturdays from 8:30 a.m. to 6:30 p.m. The Route Deviation Shuttle (Route 92) operates from 9:00 a.m. to 5:30 p.m. on weekdays, operating every two hours in conjunction with the Base Shuttle.

A single transit pass (good for 90 minutes) costs \$1.25, while a daily pass costs \$3.00. Monthly passes are also available for \$45.00. Discounts are offered for seniors (age 62 and over), youths (age 5 – 12), and disabled riders.

Figure 3-5: Transit Service

Existing Bicycle/Pedestrian System

Bicycle System

Field observations were conducted to identify existing bicycle facilities within the City of Citrus Heights. Class II bicycle lanes (on-street delineated lanes with appropriate signing and striping) within the City of Citrus Heights are displayed on Figure 3-6. Most major roadways within the City contain Class II bicycle lanes. However, major discontinuities exist on Sunrise Boulevard, Greenback Lane, Madison Avenue, Auburn Boulevard, and Fair Oaks Boulevard. Although not all Class II bike lanes currently possess appropriate signing, the width of the lane is adequate for bicycle travel. The relatively flat topography of the City makes bicycling easy.

Bicycle racks are provided on Regional Transit buses for bicycle transport. In addition, bike racks are provided at most major commercial centers in the City.

Pedestrian System

Field observations were also conducted to identify existing pedestrian facilities within the City of Citrus Heights. Existing sidewalks on major roadways are displayed on Figure 3-7. As shown, full sidewalks (continuous on both sides of the street) exist on most of Auburn Boulevard and segments of Sunrise Boulevard, Greenback Lane, Dewey Drive, Van Maren Lane, Fair Oaks Boulevard, and Madison Avenue.

Crosswalks are provided at most major signalized intersections and pedestrian traffic signals are located on Greenback Lane east of Sylvan Road and Auburn Boulevard north of Sylvan Road.

Chapter 4. Natural Resources

Introduction

This chapter provides information regarding natural resources located within the City of Citrus Heights, based on review of existing documentation from the City of Citrus Heights, Sacramento County and other surrounding communities, as well as consultations with City and Sacramento County staff and field surveys.

Water Resources

Surface Water Hydrology

The City of Citrus Heights is situated within several drainage basins, which include Arcade and Cripple Creeks and their associated tributaries (**Figure 4-1**). In addition to these two main drainages, entire reaches of Brooktree, Mariposa, and San Juan creeks, and a small portion of Coyle Creek are also located within the City of Citrus Heights. All streams generally flow to the west, ultimately draining into Arcade Creek. Arcade Creek outside of Citrus Heights flows west past the American River College and through Del Paso Park, draining into the Natomas Main Drainage Canal and ultimately into the Sacramento River.

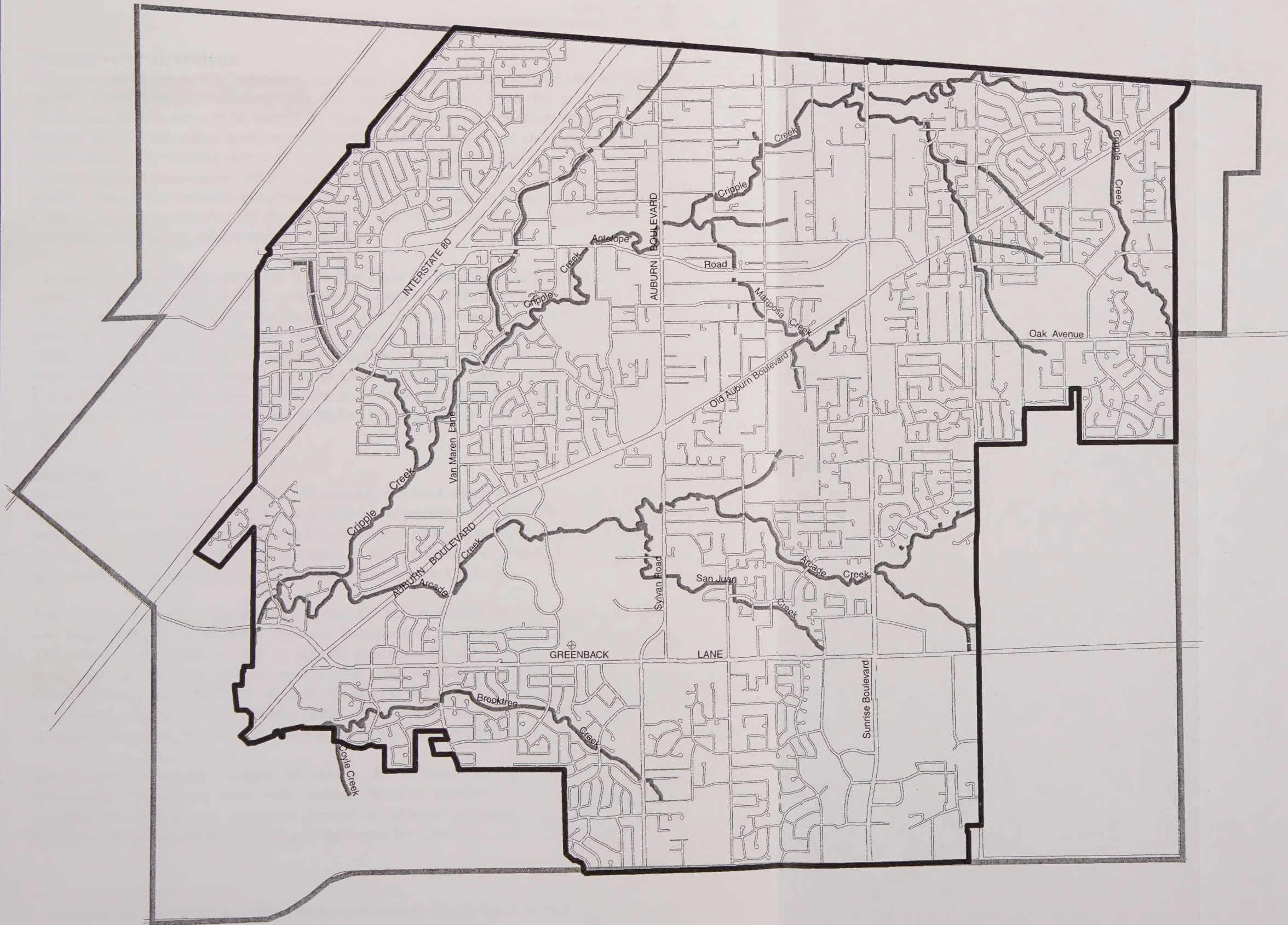
Headwaters of Arcade and Cripple creek originate in Sacramento County, draining the southwest portion of Orangevale. Both streams maintain perennial flows, except in their upper reaches. Similarly, many of the named and unnamed tributaries also maintain perennial flows, although historically these streams were seasonal, flowing under the influence of precipitation. As such, a significant portion of perennial flow in drainages of Arcade and Cripple creeks is comprised of urban runoff, with existing dry season summer flows likely greater than historic dry season summer flows.

For the most part, the streams in Citrus Heights are unaltered (i.e., have not been straightened and/or concrete lined), and maintain a riparian corridor¹. Cripple Creek and associated named and unnamed tributaries drain the northern half of Citrus Heights, while Arcade Creek and associated named and unnamed tributaries drain the southern half of Citrus Heights, and portions of unincorporated Sacramento County.

¹ A riparian corridor is the natural vegetation found growing along the bank of a creek or water body.

LEGEND

— Creeks and Tributaries



**CITRUS HEIGHTS CREEKS
AND TRIBUTARIES**

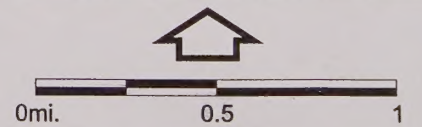


FIGURE 4-1

Groundwater Hydrology

Groundwater occurs in the "saturation zone" which is an area below ground that accumulates water. Water from precipitation, irrigation, and stream flows enter the ground from the surface and trickles down to the saturation zone. The rate of groundwater recharge (i.e., water flowing into the saturation zone) depends upon a variety of geologic and hydrologic factors. Groundwater is a primary source of water supply for domestic, municipal, and agricultural uses throughout Sacramento County and as a result excess removal (also known as "overdraft") of this resource has been documented². Overdraft is of concern in three areas of Sacramento County: Rio Linda-Elverta, Elk Grove-Laguna and Galt. The Citrus Heights area is not currently experiencing groundwater overdraft.

The City of Citrus Heights is located on the Fair Oaks Geologic Formation (DWR, 1978). This geologic formation is comprised of relatively thick deposits of silt and clay with thinner deposits of sand and gravel. The Fair Oaks Formation can yield moderate to high quantities of water, primarily dependent upon whether fine grained or coarse material is present (DWR, 1978). Wells to depths greater than 300 feet may encounter the underlying Mehrten Formation, with water yields roughly equivalent to the Fair Oaks Formation. Groundwater in the vicinity of Citrus Heights generally flows to the west and ranges in depth from approximately 80 feet above mean sea level (msl) in the east to 20 feet below msl in the west (County of Sacramento, 1996).

Flooding

Flooding is defined as an overflowing of normally dry land, often after heavy rain. When the capacities of streams and storm drainage facilities is exceeded, flooding often occurs. Arcade and Cripple creeks have relatively small hydrologic capacity and can be quickly overwhelmed during severe storm runoff events resulting in the overflowing of stream channel banks and the temporary inundation of floodplains and connected low lying areas.

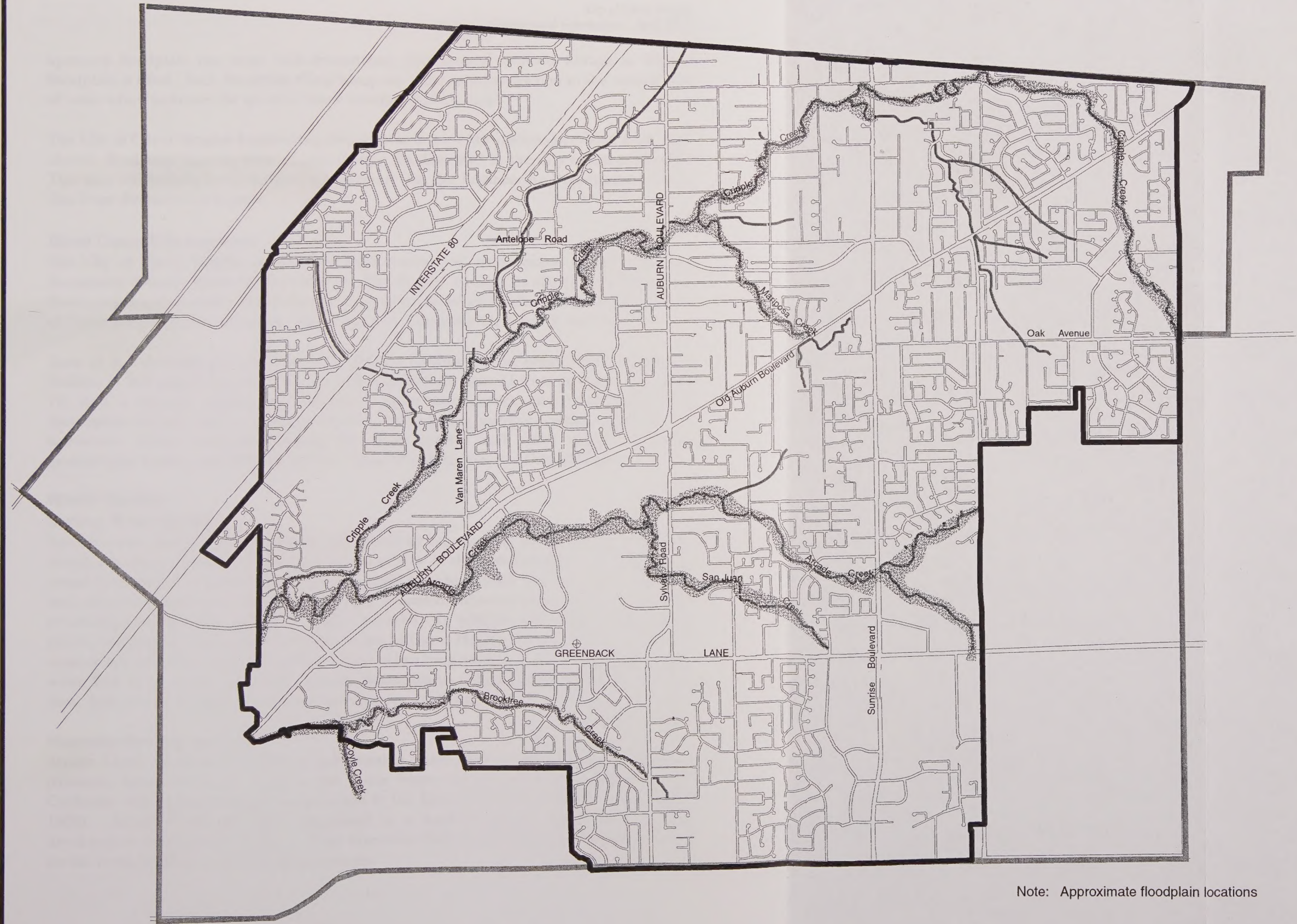
The Federal Emergency Management Agency (FEMA) maintains flood maps (flood insurance rate maps [FIRM]) on which the 100-year floodplain of significant drainages are identified. The 100-year floodplain is used to identify unacceptable safety hazards and indicates the geographic area having a one percent chance of being flooding in any given year. Sacramento County FIRM panels 80, 85, 90, 95, and 105 identify the 100-year floodplains for the streams in the City of Citrus Heights (FEMA, 1998). Approximate boundaries of flood hazard areas (100-year floodplains) for the Citrus Heights area are shown on **Figure 4-2**.

Development (structures, bridges, fill) within the 100-year floodplain should be carefully considered, especially in areas with existing flooding problems. Development within a floodplain could increase the flood hazard to adjacent properties by raising upstream floodplain elevations and/or increasing downstream flow and water velocities. A raised

² Groundwater overdraft is a condition where more water is removed from the saturation zone than is entering it.

LEGEND

 100-Year Floodplain Areas



Note: Approximate floodplain locations

SOURCE: FEMA, 1998

100-YEAR FLOODPLAIN

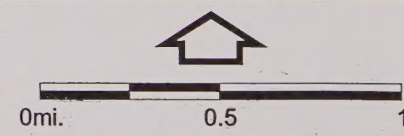


FIGURE 4-2

upstream floodplain can occur with downstream displacement of flood storage as when a floodplain is filled. Such floodplain disturbance can result in a constriction in the natural flow of water which increases the speed of water traveling downstream.

The City of Citrus Heights Engineering Department is currently updating/revising a city wide chronic flood map showing areas of past chronic flooding with in the City of Citrus Heights. This map will include flood complaints registered with the Engineering Department utilizing data from the past several years.

Flood Control/Management

The City of Citrus Heights is provided flood control and management services from the Sacramento County Water Agency (SCWA). The SCWA, through its efforts at managing the flood control system under its jurisdiction, has created three units called Zones, which the City of Citrus Heights is covered under. These Zones include Zone 11, Zone 12, and Zone 13.

Zone 11 is a drainage fee zone formed to provide funding for the construction of drainage facilities in Sacramento County. Fees are collected through Zone 11 from development. Zone 12, now a separate utility, provides storm drain maintenance and improvements for Sacramento County, such as channel clearing and servicing pumping plants. Zone 13, an assessment district, provides funding for flood control and water supply planning, groundwater studies, and FEMA programs. Zone 13 collects fees from benefiting parties.

Water Quality

Surface Water Quality

Surface water quality is predominantly influenced by surrounding land uses. As previously stated, a portion of summer dry season perennial flow in those streams that carry water year round is comprised of urban runoff. Urban runoff includes surface drainage from residential and commercial land uses, including landscape irrigation, driveway and parking lot cleaning, swimming pool draining, and other similar activities. In addition to this dry season urban runoff, storm water discharge to the creek system of Citrus Heights conveys precipitation from areas of soil saturation or impermeable surfaces to low lying collection areas and creeks. Storm water flow in an urban area often includes contaminants collected from surrounding lands uses. Both urban dry season runoff and storm water discharge influence surface water quality.

Waterways Currently Impacted

Arcade Creek has been identified as not meeting water quality standards for chlorpyrifos (common insecticide) as set forth in the Clean Water Act and has been included in the California 1998 Section 303(d) list maintained by the Environmental Protection Agency (EPA, 1998). Arcade Creek has been designated as a medium priority water body for the development and implementation of Total Maximum Daily Load (TMDL) standards in order for the creek to achieve water quality standards.

Storm Water Quality Management

Currently (1998) the City of Citrus Heights storm water management budget is approximately 2.8 million dollars. Appropriation of this budget to specific improvements and management projects is a joint effort on the part of the City of Citrus Heights and the County of Sacramento where the monies originates. The City of Citrus Heights Engineering Department is currently in the process of identifying and planning for future capital improvement projects.

Groundwater Quality

Groundwater quality of Citrus Heights has not been comprehensively documented. The City of Citrus Heights is not included in any known regional plume of gross groundwater contamination. Thus, groundwater quality is considered to be good in the Citrus Heights area.

Water Quality Regulation

Management of surface water and groundwater quality in the State of California is primarily the responsibility of the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCB). For the City of Citrus Heights, the Central Valley RWQCB implements and enforces water quality regulation on a regional level, primarily through the issuance of National Pollution Discharge Elimination System (NPDES) permits and waste discharge requirements. The NPDES permit system is a required element of surface water quality control, and is an element of the federal Clean Water Act (CWA). The CWA prohibits point source discharges (discharges with a clearly discernable source) unless they are in compliance with an NPDES permit. As such, it is the SWRCB and RWQCB's responsibility to see that such discharges are permitted and comply with pertinent provisions of the CWA.

In addition to the federal CWA, surface water quality is managed in the State of California through implementation of the state Porter-Cologne Water Quality Control Act. Unlike the CWA, the Porter Cologn Water Quality Control Act broadens SWRCB and RWQCB's responsibilities to include the control of groundwater quality and the control of non-point discharges. Through the publishing of Water Quality Control Plans (Basin Plans), each individual RWQCB identifies the beneficial uses of primary surface and ground waters, establishes both numeric and narrative objectives (water quality criteria) to protect those beneficial uses from quality degradation, and specifies an action plan. For the control of non-point surface water discharges in the State of California, the SWRCB has adopted a Non-point Source Management Plan (NPS Plan) which allows the establishment of waste discharge requirements for non-point sources found to be a pollution problem.

NPDES Permits

In the City of Citrus Heights, storm water discharge through the City's municipal storm drain system is managed through a joint NPDES Permit with the County of Sacramento and the cities of Sacramento, Folsom, and Galt. The joint NPDES permit regulates all wet and dry weather runoff discharge in the County, including the City of Citrus Heights. Management of permit compliance is conducted by the Sacramento County Water Agency. The joint permit requires implementation of a storm water management program including the use of Best Management Practices (BMP).

Biological Resources: Flora & Fauna

This section provides a general discussion on the biological resources present within the Citrus Heights City limits. Biological resources include biotic habitats (vegetative communities and corresponding wildlife habitat), as well as the associated flora and fauna.

Citrus Heights is primarily comprised of an urban setting which consists of a variety of residential, commercial and industrial uses. The topography of the City is relatively flat terrain with small hills rolling to the north. Cripple Creek and Arcade Creek are the main waterways which flow through the City (see **Figure 4.2-1** of Section 4.2). In addition to these two main drainages, entire reaches of Brooktree, Mariposa, and San Juan creeks, and a small portion of Coyle Creek flow within the City limits. All streams generally flow to the west, ultimately draining to Arcade Creek.

Biotic Habitats

Four distinct biotic habitats are present within Citrus Heights. The names of these habitat types were described using *A Guide to Wildlife Habitats of California* (Mayer & Laudenslayer, 1988). Biotic habitats provide cover, food, and water necessary to meet the biological requirements of one or more individuals of an animal species. The biotic habitats identified within the City limits are described below.

Urban

A distinguishing characteristic of urban habitats is the mixture of native and introduced plant species. Exotic and ornamental plant species may provide valuable habitat elements such as cover for nesting and roosting, as well as food sources such as nuts and berries. Urban habitats within Citrus Heights include ornamental landscaping and lawns associated with street medians, homes, and commercial buildings.

Annual Grassland

Open space and vacant lots within developed areas of Citrus Heights support small pockets of annual grassland habitat. This habitat type is most prevalent within drier areas of the floodplains of Arcade Creek, Cripple Creek, and their associated tributaries. Due to prior human disturbance, most of the plant species that comprise annual grasslands within Citrus Heights are non-native.

Interior Live Oak Woodland

Small pockets of Interior live oak woodland habitat occurs within Citrus Heights in undeveloped upland areas, above the mean high-water line, along Arcade Creek, Cripple Creek, and their associated drainages. The dominant plant species associated with this habitat is interior live oak (*Quercus wislizenii*), with valley oak (*Quercus lobata*) and blue oak (*Quercus douglasii*) occurring as common associates.

Valley Foothill Riparian

Valley foothill riparian woodlands are complex habitats associated with perennial and intermittent creeks and streams. Riparian woodlands generally have closed canopies dominated by broad-leaved, winter deciduous trees. The composition of species in riparian woodlands is highly variable and dependent on geographic location, elevation, substrate, and amount of flow in a watercourse. Riparian woodland is a widespread habitat type scattered throughout the Central Valley of California, though it has been estimated that nearly 95 percent of riparian woodlands have been eliminated in California (Mayer & Laudenslayer, 1988). Within the City of Citrus Heights, small pockets of valley foothill riparian habitat occurs along Arcade and Cripple creeks, as well as their tributary streams Brooktree Creek, Coyle Creek, San Juan Creek, and Mariposa Creek.

In addition to providing high value wildlife habitat, riparian woodlands provide local movement corridors between fragmented habitat patches. Due to the value and scarcity of riparian woodlands, on both a state and regional level, they are considered a sensitive habitat by the California Department of Fish and Game (CDFG). Remnant valley foothill riparian woodland corridors along Arcade Creek, Cripple Creek, and other smaller waterways are important biotic resources associated with Citrus Heights.

Special-Status Species

Plant and animal species may occur within or in the vicinity of Citrus Heights that are accorded "special-status" because of their recognized rarity or vulnerability to various causes of habitat loss or population decline. Some of these receive specific protection defined in federal or state endangered species legislation. Others have been designated as "sensitive" on the basis of adopted policies and expertise of state resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives. These species are referred to collectively as "special-status species" following a convention that has developed in practice but has no official sanction. The various categories encompassed by the term, and the legal status of each, are summarized below.

Plants

Based on record searches conducted using the CDFG's Natural Diversity Database (CNDDB) and the California Native Plant Society's (CNPS) electronic floristic inventory for the Citrus Heights Quadrangle, the only special-status species records for the Citrus Heights area were three occurrences for Sanford's arrowhead (*Sagittaria sanfordii*), a Federal Species of Concern, and two occurrences of stinkbell (*Fritillaria agrestis*), which is a CNPS List 4 species.

Sanford's arrowhead is found in freshwater marshes and in slow-moving ditches and streams and stinkbells are found in non-native grasslands or grassy openings on clay soils (Skinner & Pavlik, 1994). All three of the Sanford's arrowhead occurrences were located within Citrus Heights. These occurrences were: an unnamed drainage to Cripple Creek, located between Oak Boulevard and Auburn Road; an unnamed drainage located along the northwestern boundary of City on the east side of Roseville Road; and an unnamed channel located along

the northwestern boundary of City at the Roseville Road / Whyte Avenue intersection, just south of the Placer/Sacramento Countyline (CNDDDB, 1998). Both of the stinkbell occurrences were located outside, but within two miles of the City.

Fish and Wildlife

Based on record search of the CNDDDB for the Citrus Heights U.S.G.S. Quadrangle, the only special-status animal species with a known occurrence in Citrus Heights is white-tailed kite (CNDDDB, 1998; Sacramento County, 1995). White-tailed kite is designated as a California Fully Protected species by the CDFG. The recorded occurrence was a nesting pair from Woodbridge Park, on the east side of Linda Creek, approximately 0.5 mile southeast of Old Auburn Road and the Linda Creek Court subdivision. This location is outside of the existing city-limit of Citrus Heights but is within the proposed sphere of influence.

Elderberry shrubs, which provide habitat for the federally threatened valley elderberry longhorn beetle (*Desmocerus californicus dimorphous*), occur along Arcade and Cripple creeks. However, there are no known occurrences of valley elderberry longhorn beetle within the City. Elderberry shrubs located on the Stock Ranch development were inspected in 1992, but no sign of valley elderberry longhorn beetle was observed (Sacramento County, 1992). No special-status fish species are known to occur within Citrus Heights waterways.

Wetlands

Wetlands are ecologically productive habitats that support a rich variety of both plant and animal life. The importance and sensitivity of wetlands has increased as a result of their importance as recharge areas and filters for water supplies, while widespread filling and destruction to enable urban and agricultural development has resulted in their decline.

Wetlands Within Citrus Heights

Due to the intensity of urban development within Citrus Heights, wetland features are limited to perennial and intermittent streams and drainages. These include Cripple Creek and Arcade Creek, which are the primary waterways, in addition to Brooktree Creek, Coyle Creek, San Juan Creek, and Mariposa Creek. All of these wetland features would be subject to U.S. Army Corps of Engineers (COE) jurisdiction under Section 404 of the Clean Water Act. The COE has jurisdiction over that portion of each channel defined by ordinary high water marks on opposing channel banks. Ordinary high water marks can be identified by shelving, scour lines, drift lines, and exposed roots (Environmental Laboratory, 1987). The CDFG also has jurisdiction over these waterways under the State Fish and Game Code Sections 1600-1607.

Air Resources

Air Basin Climatology

The primary factors that determine air quality are the locations of air pollutant sources and the amounts of pollutants emitted. Meteorological and topographical conditions, however, are also important. Atmospheric conditions such as wind speed, wind direction, and air

temperature gradients interact with the physical features of the landscape to determine the movement and dispersal of air pollutants.

The City of Citrus Heights is located in the northern portion of Sacramento County, which lies within the Sacramento Valley Air Basin (SVAB), encompassing all of Sacramento, Sutter, Yuba, Yolo, Colusa, Glenn, Butte, Tehama and Shasta counties. This air basin also includes portions of Solano and Placer counties. The climate of the SVAB is Mediterranean in character, with mild, rainy winter weather from November through March, and warm to hot, dry weather from May through September. The features that form the SVAB include the Coast Range to the west, the Sierra Nevada Mountains to the east, and the Cascade Range to the north. These mountain ranges channel winds through the Sacramento Valley, but also inhibit dispersion of pollutant emissions.

Surface Wind Climatology

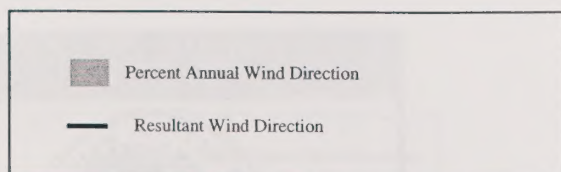
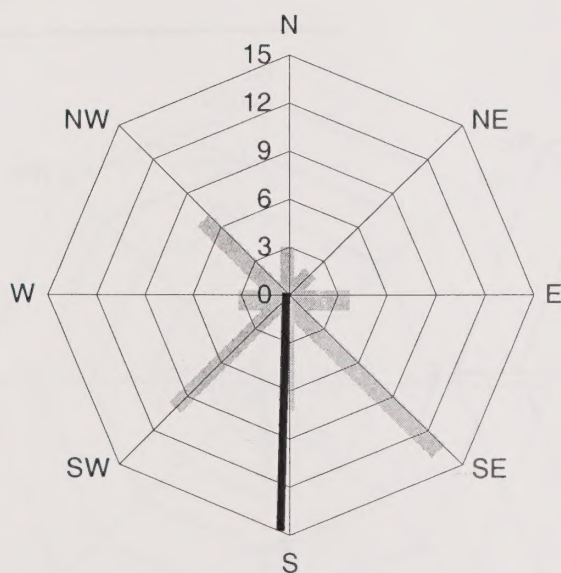
The SVAB is subject to eight unique wind patterns. The predominant annual and summer wind pattern is the full sea breeze, commonly referred to as Delta breezes. These cool winds originate from the Pacific Ocean and flow through a sea-level gap in the Coast Range called the Carquinez Straits. In the winter season, northerly winds predominate. Wind direction in the SVAB is influenced by the predominant wind flow pattern associated with the season.

As shown on the wind roses (see **Figures 4-3 through 4-7**) the wind direction in Citrus Heights varies depending upon the season. The wind roses indicate the prevailing wind for each compass direction, and the resultant wind direction.

Movement of air allows for the dispersion and subsequent dilution of air pollutants. Without movement, air pollutants can collect and concentrate in a single area, increasing the health hazards associated with air pollutants. For instance, in the winter months, the SVAB experiences a high percentage of calm atmospheric conditions. These calm conditions result in stagnation of air and increased air pollution.

Central California frequently has temperature inversions that inhibit the dispersion of pollutants. Inversions may be either ground-based or elevated. The inversion of air pockets near the ground are most severe during early winter mornings. With inversions occurring near the ground, very little mixing or turbulence occurs, and high concentrations of criteria pollutants may occur locally near major roadways. Elevated inversions, or inversions which occur higher in the atmosphere, can be generated by a variety of meteorological phenomena. Elevated inversions act as a lid or upper boundary and restrict vertical mixing. Below the elevated inversion dispersion is not restricted. Mixing heights for elevated inversions are lower in the summer and more persistent. Low summer inversions over the Sacramento Valley Air Basin are responsible for the high levels of ozone observed during summer months in the SVAB.

PERCENT ANNUAL WIND DIRECTION AND RESULTANT WIND DIRECTION **Citrus Heights, California**



Dir	%	Mean Speed (mph)
N	3.1	4.3
NE	2.7	1.7
E	3.3	1.6
SE	14.8	4.2
S	7.8	3.5
SW	9.6	4.8
W	3.1	2.8
NW	6.5	4.3
Calm	0	--

Resultant Direction: 184 deg.



FIGURE 4-3

PERCENT WINTER WIND DIRECTION AND RESULTANT DIRECTION Citrus Heights, California

Dir	%	Mean Speed (mph)
N	5.7	5.5
NE	3.9	2.0
E	4.2	1.9
SE	13.1	4.1
S	9.3	3.5
SW	4.4	4.8
W	2.6	2.0
NW	6.4	3.7
Calm	0	--

Resultant Direction: 162 deg

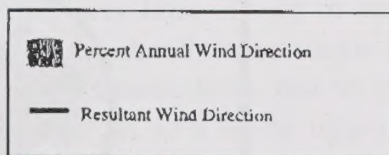
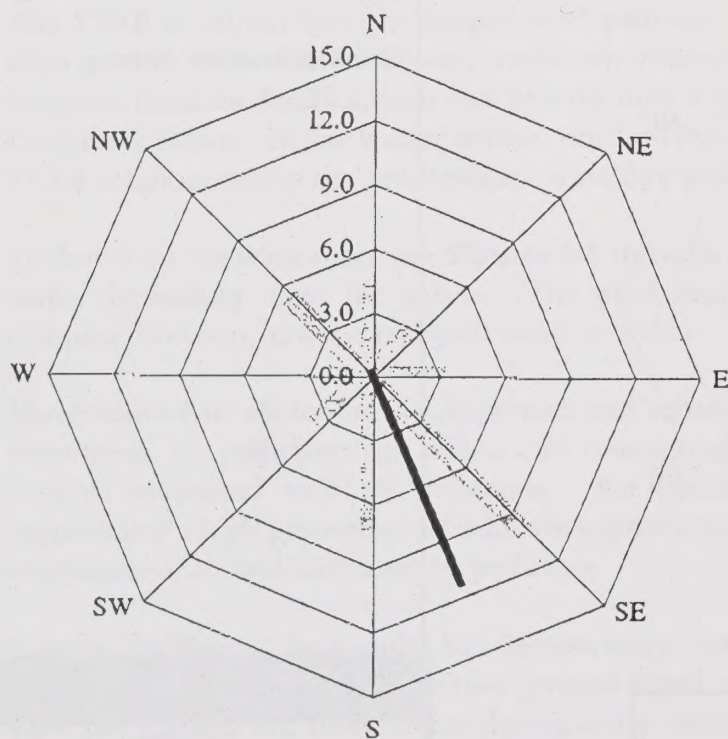


FIGURE 4-4

PERCENT FALL WIND DIRECTION AND RESULTANT DIRECTION Citrus Heights, California

Dir	%	Mean Speed (mph)
N	2.9	3.1
NE	4.5	1.6
E	4.7	1.2
SE	14.8	3.9
S	6.5	3.0
SW	4.2	3.0
W	2.8	2.2
NW	7.0	3.9
Calrr	0	—

Resultant Direction: 175 deg.

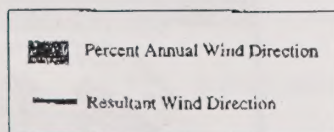
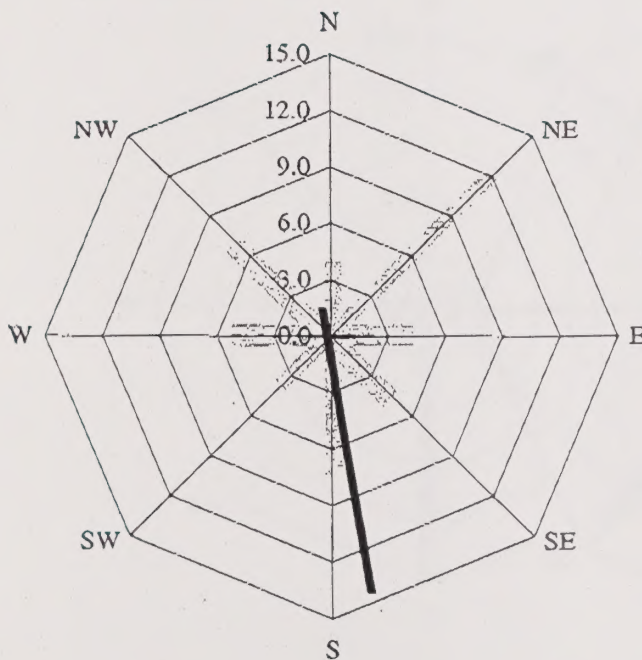


FIGURE 4-5

**PERCENT SUMMER WIND
DIRECTION AND RESULTANT
DIRECTION
Citrus Heights, California**

Dir	%	Mean Speed (mph)
N	1.6	3.6
NE	0.7	1.4
E	1.6	1.6
SE	15.7	4.3
S	6.9	3.6
SW	14.5	5.0
W	4.0	3.3
NW	5.4	5.1
Calm	0	--

Resultant Director 197 deg

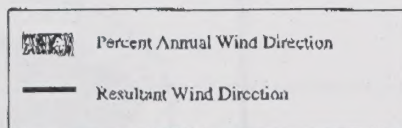
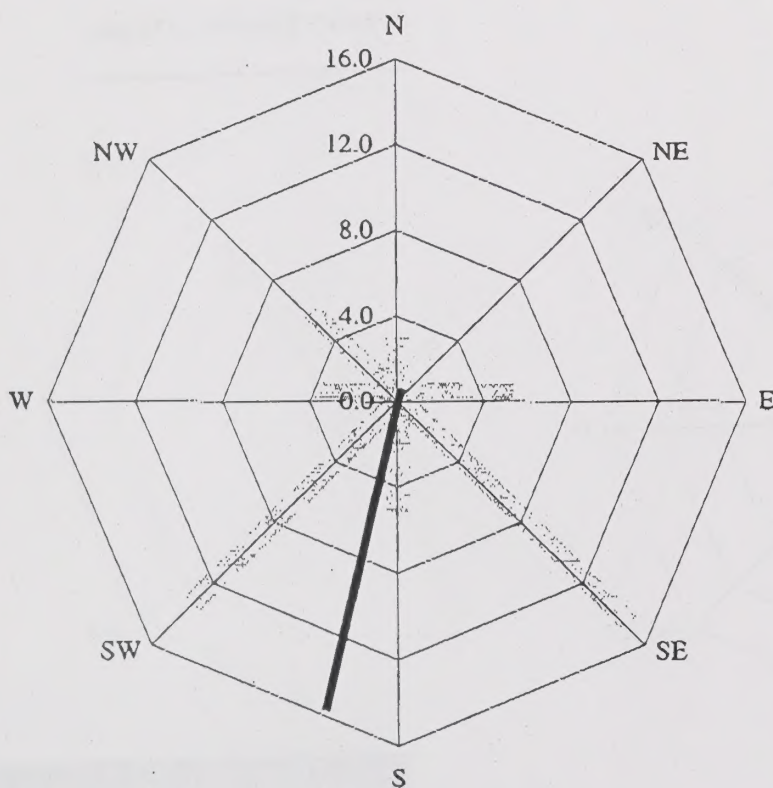


FIGURE 4-6

PERCENT SPRING WIND DIRECTION AND RESULTANT DIRECTION Citrus Heights, California

Dir	%	Mean Speed (mph)
N	3.5	4.6
NE	2.2	1.6
E	3.3	1.8
SE	15.0	4.6
S	9.5	4.0
SW	7.9	5.1
W	2.5	3.2
NW	7.8	4.6
Calm	0	--

Resultant Directio 181 deg.

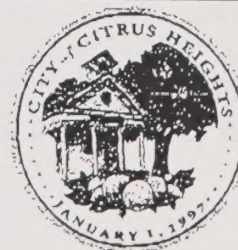
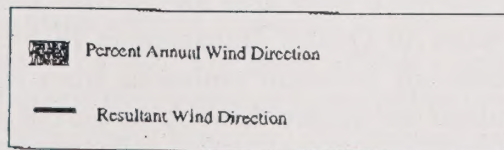
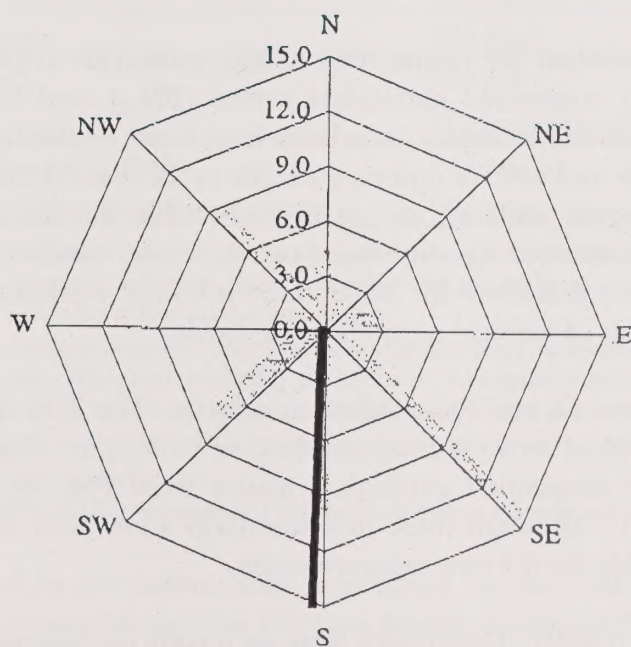


FIGURE 4-7

Persistent inversions also occur in the SVAB, during late fall and early spring months. These inversions involve nighttime cooling of air near the valley surface. The sun warms the air above the surface that has been cooled by the nighttime air, creating the inversion that prohibits vertical mixing.

Air Quality Standards

Regulation of air pollution is achieved through both National and State ambient air quality standards and emissions limits for individual sources of air pollutants. The federal Clean Air Act requires the U.S. Environmental Protection Agency (EPA) to identify National Ambient Air Quality Standards (national standards) to protect public health and welfare. Ambient air quality standards are the levels of air pollutant concentration considered safe to protect the public health and welfare with an adequate margin of safety. They are designed to protect people most sensitive to respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise.

National standards have been established for ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), suspended particulate matter (PM₁₀), and lead. These pollutants are called "criteria" air pollutants because standards have been established for each of them to meet specific public health and welfare criteria set forth in the federal Clean Air Act. California has adopted more stringent ambient air quality standards for the criteria air pollutants (referred to as State Ambient Air Quality Standards or State standards) and has adopted air quality standards for some pollutants for which there is no corresponding national standard. **Table 4-1** presents both sets of ambient air quality standards.

In June of 1997, the EPA adopted new O₃ and PM₁₀ federal standards. The EPA changed the 1-hour O₃ federal standard of 0.12 ppm to an 8-hour standard of 0.08 ppm. The EPA also adopted an additional standard for suspended particulate matter from PM₁₀ to particulate matter less than 2.5 microns (PM_{2.5}). Although these new standards have been adopted, air quality monitoring data is not available for the new measurements.

The California Air Resources Board (CARB), California's State air quality management agency, regulates mobile emissions sources, and oversees the activities of regional/county air districts. CARB is responsible for establishing emissions standards for on-road motor vehicles sold in California. The Sacramento Metropolitan Air Quality Management District (SMAQMD) is the regional agency empowered to regulate air pollutant emissions from stationary sources in Sacramento County. SMAQMD regulates air quality through its permit authority over most types of stationary emission sources and through its planning and review activities.

Table 4-1: State & National Ambient Air Quality Standards

Pollutant	Averaging Time	State ^a	National ^b
Ozone	1 hour	0.09 ppm ^c	0.12 ppm
Carbon Monoxide	1 hour	20 ppm	35 ppm
	8 hour	9.0 ppm	9 ppm
Nitrogen Dioxide	1 hour	0.25 ppm	NA
	Annual	NA	0.053 ppm
Sulfur Dioxide	1 hour	0.25 ppm	NA
	3 hour	NA	0.5 ppm
	24 hour	0.04 ppm	0.14 ppm
	Annual	NA	0.03 ppm
Suspended Particulate Matter (PM ₁₀)	24 hour	50 ug/m ³ ^c	150 ug/m ³
	Annual	30 ug/m ³	50 ug/m ³
Sulfates	24 hour	25 ug/m ³	NA
Lead	30 day	1.5 ug/m ³	NA
	Calendar Quarter	NA	1.5 ug/m ³
Hydrogen Sulfide	1 hour	0.03 ppm	NA
Vinyl Chloride (chloroethene)	24 hour	0.010 ppm	NA

a California standards for ozone, carbon monoxide, sulfur dioxide (1-hour and 24-hour), nitrogen dioxide, and suspended particulate matter are values that are not to be exceeded. All other California standards shown are values not to be equaled or exceeded.

b National standards, other than ozone and those based on annual averages, are not to be exceeded more than once a year. The ozone standard is attained when the expected number of days per calendar year with maximum hourly average concentrations above the standard is equal to or less than one.

c ppm = parts per million by volume; ug/m³ = micrograms per cubic meter.

NA = Not Applicable.

SOURCE: CARB, Summary of 1997 Air Quality Data, Gaseous and Particulate Pollutants, 1998.

As required by the federal and state Clean Air Act, SMAQMD developed the 1994 *Regional Ozone Attainment Plan* and the 1991 *Air Quality Attainment Plan*. These plans outline SMAQMD's and other similar agencies measures to bring the district into compliance with the federal and state ambient air quality standards. Because the SMAQMD is not in compliance with O₃, and PM₁₀ standards, the plans address emissions of ozone precursors (volatile organic compounds and nitrogen oxides) and PM₁₀. The plans include carefully planned strategies for progressive reduction of air pollutants by promoting active public involvement, by encouraging compliance through positive influence and behavior, and through public education in both the public and private sectors.

Existing Air Quality Conditions

Regional Emissions

The SMAQMD regional air quality monitoring network provides information on ambient concentrations of criteria air pollutants. Monitored ambient air pollutant concentrations

reflect the number and strength of emissions sources and the influence of topographical and meteorological factors. Monitoring stations closest to the City of Citrus Heights include stations in the City of Roseville and in the North Highlands community. **Table 4-2** presents a summary of criteria air pollutant (concentration) monitoring data collected at these stations. Pollutant concentrations measured at these stations are generally representative of background air pollutant concentrations in Citrus Heights. The following discussion provides additional information on the pollutants for which Sacramento Valley or specific areas within the valley, have been designated "nonattainment".

Ozone

Ozone is not emitted directly into the atmosphere, but is a secondary air pollutant produced in the atmosphere through a complex series of photochemical reactions involving reactive organic gases (ROG) and nitrogen oxides (NO_x). ROG and NO_x are known as precursor compounds for ozone. Significant ozone production generally requires ozone precursors presence for approximately three hours in a stable atmosphere with strong sunlight. Ozone is a regional air pollutant because its precursors are transported and diffused by wind concurrently with ozone production.

High concentrations of ground-level ozone can adversely affect the human respiratory system. Many respiratory ailments, as well as cardiovascular disease, are aggravated by exposure to high ozone levels. As shown in **Table 4-2**, the state ozone standard was exceeded for the years 1994-1996. Both the Roseville monitoring station and the North Highlands monitoring station violated the state standard on an average of 20 days per year over the 1995-1996 period.

Carbon Monoxide

Ambient carbon monoxide concentrations normally are considered a local effect and typically correspond closely to the spatial and temporal distributions of vehicular traffic. Carbon monoxide concentrations also are influenced by wind speed and atmospheric mixing. Under inversion conditions, carbon monoxide concentrations may be distributed more uniformly over an area out to some distance from vehicular sources. Carbon monoxide binds strongly to hemoglobin, the oxygen-carrying protein in blood, and as a result reduces the blood's capacity for carrying oxygen to the heart, brain, and other parts of the body. As shown on **Table 4-2**, no violations of state carbon monoxide standards were recorded from 1994-1996 at the Roseville or North Highlands monitoring stations.

Suspended Particulate Matter

Suspended particulate matter (PM₁₀) consists of particulates 10 microns (a micron is one-millionth of a meter) or less in diameter, which can be inhaled and cause adverse health effects. Particulates in the atmosphere result from many kinds of dust- and fume- producing industrial and agricultural operations, combustion, and atmospheric photochemical reactions. Some of these operations, such as demolition and construction activities primarily contribute to increases in local PM₁₀ concentrations, while others (e.g., vehicular traffic) affect regional PM₁₀

Table 4-2: Air Quality Data Summary (1994-1996)

Pollutant	Monitoring Data By Year			
	Std. ^b	1994	1995	1996
Roseville Station				
<i>Ozone (O₃)^a</i>				
Highest 1-hour average, ppm ^c	0.09	0.12	0.14	0.14
Days/Hours ^d		19/47	18/49	24/86
North Highlands Station				
<i>Ozone (O₃)</i>				
Highest 1-hour average, ppm ^c	0.09	0.12	0.13	0.13
Days/Hours ^d		16/33	22/59	21/57
Roseville Station				
<i>Carbon Monoxide (CO)^a</i>				
Highest 1-hour average, ppm ^c	20	5	4	5
Number of times standard exceeded		0	0	0
Highest 8-hour average, ppm	9.0	3.0	2.4	2.9
Number of times standard exceeded		0	0	0
North Highlands Station				
<i>Carbon Monoxide (CO)^a</i>				
Highest 1-hour average, ppm ^c	20	7	5	5
Number of times standard exceeded		0	0	0
Highest 8-hour average, ppm	9.0	6.3	3.6	3.5
Number of times standard exceeded		0	0	0
Roseville Station				
<i>Particulate Matter (PM₁₀)^a</i>				
Highest 24-hour average, $\mu\text{g}/\text{m}^3$ ^c	50	65	61	39
Violations/Samples ^e		3/71	2/74	0/68
Annual Geometric Mean, $\mu\text{g}/\text{m}^3$	30	23.3	22.8	19.2
North Highlands Station				
<i>Particulate Matter (PM₁₀)^a</i>				
Highest 24-hour average, $\mu\text{g}/\text{m}^3$ ^c	50	92	69	65
Violations/Samples ^e		5/57	4/59	4/59
Annual Geometric Mean, $\mu\text{g}/\text{m}^3$	30	24.5	24.1	20.6

NOTE: **Bold** values are in excess of applicable standard.

a Data are from the North Highlands monitoring station in Sacramento County and the Roseville monitoring station in Placer County.

b State standards

c ppm, parts per million; $\mu\text{g}/\text{m}^3$, micrograms per cubic meter.

d Days/hours refers to the number of days during which excesses of the state standard were recorded in a given year and the total number of hours in which the standard was exceeded during that year.

e Particulate matter is usually measured every sixth day (rather than continuously like other pollutants). Days/samples indicates the number of excesses of the State standard that occurred in a given year and the total number of samples.

SOURCE: CARB, 1994-1996.

concentrations. Acute and chronic health effects associated with high PM₁₀ levels include aggravation of chronic respiratory disease, heart and lung disease, coughing, bronchitis, and respiratory illnesses in children. Based on the monitoring data collected at the two stations, ambient PM₁₀ concentrations violated state standards in all years with exception to 1996 as measured at the Roseville monitoring station.

Citrus Heights Emission Sources

Citrus Heights is an urbanized area with large commercial shopping centers such as Sunrise Mall, other smaller-scale commercial developments, and residential uses of varying densities. Automobiles are the primary source of criteria air pollutants (ROG, NO_x, CO, and PM₁₀) with in the City. Additional sources of criteria air pollutants would be from stationary sources, such as homes and gas stations.

Toxic Air Contaminants

Under federal regulations, control of toxic air pollutants is achieved through federal and state controls on individual sources. The 1977 Federal Clean Air Act (FCAA) Amendments required the EPA to identify National Emission Standards for Hazardous Air Pollutants (NESHAPS) to protect public health and welfare.

The 1990 FCAA Amendments offer a technology-based approach to reducing air toxics, hereinafter referred to under federal regulations as Hazardous Air Pollutants (HAP). Under the 1990 FCAA Amendments, 189 substances are regulated under a two-phase strategy. The first phase involves requiring facilities to install Maximum Achievable Control Technology (MACT). MACT includes measures, methods, and techniques, such as material substitutions, work practices, and operational movements, aimed at reducing toxic air emissions. The second phase of control involves determining the residual health risk represented by an air toxics emissions source after implementation of MACT standards.

The Air Toxics Hot Spots Information and Assessment Act of 1987 (Assembly Bill [AB] 2588) provides for the regulation of over 200 air toxics and is the primary toxic air contaminant legislation in the state. Under the Act, sources emitting more than 10 tons per year of any criteria pollutant must estimate and report their toxic air emissions to the local air districts. The local air districts then prioritize facilities on the basis of emissions, and high-priority facilities are required to submit a health risk assessment and communicate the results to the affected public if their health risk exceeds a specified threshold. The purpose of AB 2588 is to identify and inventory toxic air emissions and to communicate the potential for adverse health effects to the public.

Facilities required to comply with AB 2588 in Citrus Heights are limited to gas stations and dry cleaners (Rogen, 1998).

Chapter 5. Historical & Cultural Resources

Introduction

This chapter discusses the historical and cultural resources found within the City of Citrus Heights. The Citrus Heights Historical Society was contacted for information, and the Society's *Historical Overview of the Evolution of Citrus Heights* was consulted for old structures that still might be in use within the community.

Additionally, in December of 1998, a Historic and Archeological Resources Record Search was conducted by the North Central Information Center at California State University, Sacramento. Previous historic and archeological investigations were analyzed for resource sites located within the city limits. Archival information, historic journals and maps, historical properties listings, and Environmental Impact Reports were also used to gather information on historical and cultural resources within the City.

History of Citrus Heights

Throughout most of the Spanish-Mexican period of the growth of California (1542-1848), settlement was limited to a narrow coastal strip along "El Camino Real" with only a few isolated frontier outposts of civilization. One of these such outposts was the vast estate of John Augustus Sutter, a German-Swiss immigrant, who was granted 11 square leagues of land in the Sacramento Valley under the condition that he settle 12 other families on the land. One of these Mexican land sub-grants was the Ranch Del San Juan, an approximately 20,000 acre tract of rich farm land originally granted in 1844. This sub-grant included present-day Citrus Heights.

The Treaty of Guadalupe Hildago of February 1848 officially ended the Mexican War (1846-1848) and California was ceded to the United States. The discovery of gold and the rush of 1849 which followed saw the population of the new territory increase from roughly 10,000 in 1848 to approximately 50,000 at the end of 1849. In September of 1850, California pressed the United States government for admittance into the Union and became the 31st State. California's Mexican land grant parcels were then divided up into a smaller American county-township system, with Sacramento County being one of California's original 27 counties. Townships were established throughout the county, with present-day Citrus Heights a part of Sacramento County's Central Township. There were no settlements, few inhabitants, and no roads in Central Township when it was initially established.

Central Township's isolation ended abruptly in 1850 when a new shortened road to Auburn knifed its way diagonally through the Township following along present-day Auburn Boulevard to Sylvan Corners, where it veered off in a northerly direction along today's Old Auburn Road. From early spring to late fall, heavily loaded freight wagons traversed this dusty road bound for Auburn, leading to a number of way stations along the route for teamsters to stop for a good night's sleep.

Early pioneer settlers in the Central Township established their ranches in the late 1850's along Old Auburn Road. As a rule, each pioneer family settled on a quarter section (160 acres) of land, built a house and a barn, dug a well, and set about clearing the land for farming. Because the land had to be cleared of native oak trees, many of the early settlers earned their income selling cords of firewood to nearby Sacramento. Early farmers sold their wheat crops to flouring mills, while hay and barley were grown mostly for use as food for their livestock.

A schoolhouse was built in 1862, spurred on by W.A. Thomas' conviction that Citrus Heights housed enough children to justify a school district. Mr. Thomas donated five acres of land on the northwest corner of Sylvan corners, and deemed it Sylvan School. Once completed, it became the educational, civic, social, and religious center of the community. Community parties and church services were held in the small, one-room building, as well as daily classes. In 1864, the County Board of Supervisors approved a petition by local farmers to provide an access road from Old Auburn Road to the eastern part of the district, which has since been known as "Greenback Lane." In January 1863, ground was broken for the Central Pacific Railroad, and a year later the railroad passed through the Central Township. The completion of the railroad through the area brought an influx of settlers and increased exportation of agricultural crops by local farmers. Continued in-migration of settlers led to the need for a second grammar school, the San Juan School, south of Winding Way.

Among the newcomers of the 1860s and 70s was Cornelius Donahue, who established a ranch near Citrus Heights in 1863, then expanded it in 1872 to include the lands that now house Sunrise Mall and Birdcage Center shopping centers. Peter Van Maren, an early settler who was a leading agriculturalist in the region, maintained a vast estate of nearly 1,000 acres by 1875. In 1910, the quiet pastoral life of the rural Sylvan district underwent a marked change when the real estate firm Trainor & Desmond bought up large tracts of idle land and subdivided them into 10-acre lots. As a promotional ploy to attract buyers, the firm replaced the name Sylvan with the more "euphonious" sounding name of Citrus Heights, and it has remained so.

Irrigation water, provided originally (1911) by the Citrus Heights Water Takers Association and distributed by the North Fork Ditch Company, transformed the rural grain farms into the present active community. Further impetus to the urbanization of Citrus Heights occurred in 1912 with the construction of the state highway system and Highway 40, the predecessor to today's Interstate 80. Highway 40 originated in San Francisco and followed a northeasterly route toward Sacramento, and on along Auburn Road to Roseville. As early as 1914, the

Golden Eagle-Barker Stage line offered passenger bus service from Roseville to Sacramento, via Citrus Heights.

Adolph Van Maren, successor to his father Peter Van Maren, played a leading role in community development for many years. He served on the San Juan School Board, and contributed to the development of the San Juan High School in 1915. The present site of the Citrus Heights Community Club House on Sylvan Road is on land donated by Van Maren, while the actual building is the old Sylvan School House moved after a new school facility was built in 1927. The increase in both resident population and visitors traveling on the new state highway led to increased business opportunities. William Cobb established a store and service station opposite the school, and Mr. Alexandra established the Cripple Creek Service Station and Auto Camp further up on Auburn Boulevard.

A volunteer fire-fighting group was organized in 1934, and later in 1935 the Citrus Heights Fire District, Inc. was born. One of the most fondly remembered community activities was the annual "Road Days," sponsored by the Community Club. Began in 1924, almost all of the townships 200 families came out to help patch holes in country roads, clean drainage ditches, plant trees on school grounds, and lay sidewalks. Although the first small library facility in Citrus Heights was run out of a private home with an inventory of 50 books in 1908, the community built a new library building at the corner of Auburn Boulevard and Sylvan Road in 1930. The year 1932, during the Great Depression, saw the end of the Citrus Heights attempts at fruit farming, as a winter freeze destroyed most of the working orchards.

A substantial influx of newcomers following the end of World War II put a severe strain on Citrus Heights' limited water supply. New subdivisions of 1, 2, and 5-acre lots were creating increasing needs for the provision of public facilities to new families seeking a rural town. In 1947, Citrus Heights obtained its own post office. New businesses continued to appear to accommodate the growing population, along Auburn Boulevard, Mariposa Avenue, and Greenback Lane. The San Juan Unified School District saw phenomenal growth and completed the decade with eight elementary schools and one high school. Around this time, Mrs. Eugene Desimone organized the Citrus Heights Ladies in White as an emergency rescue unit of 50 members, each holding advanced first-aid cards and required to respond 24 hours a day. The advent of professional ambulance service in 1983 led to the group's disbandment.

By 1960, the population of "rural" Citrus Heights had reached 22,600. Auburn Boulevard continued to serve as the community's "main street," spurred by the construction of the Grand Oaks Plaza (1960), one of the first enclosed malls in the country. Later, significant commercial development, including Sunrise Mall, Birdcage Walk, Fountain Square, and Sunrise Village, shifted the commercial focus eastward toward Greenback Lane. During this time, the rocket motor manufacturing plant Aerojet General was booming; employing over 19,000 people at its peak during the early 1960's, after which it saw a steady decline to under 4,000 in 1977. The plant attracted new residents to Citrus Heights, developing a more professional and scientific demographic.

In 1970, ground was broken for the giant Sunrise Mall, spurring a great deal of new growth in the Sunrise Boulevard-Greenback Lane area. By 1975, there were 101 shops, anchored by four department stores, employing 2,500 employees within Sunrise Mall. Then in 1976, across Sunrise Boulevard from the Mall, rose Birdcage Walk, a collection of shops and businesses laid out along a park-like walkway. The two shopping centers spurred the construction of hundreds of businesses in the surrounding area. Sunrise Village, the third of the City's "Big Three" retail centers, began construction around 1976 as well. The Village, located at the intersection of Sunrise Boulevard and Madison Avenue, added approximately 40,000 square feet of retail space in the 1980s. Radiating outward from the Sunrise and Greenback commercial corridors were large office buildings and row upon row of new apartment house complexes and housing tracts, the bulk of which were built during the 1970s and 1980s.

In 1974, a Community Planning Advisory Council was formed to update the Community Plan and provide for orderly growth of the area. The objective of the updated Community Plan was to provide a balance of land uses which were "mutually compatible, functional, healthful, and aesthetically pleasing." It was decided the solution to achieving orderly and efficient development, circulation, and public facilities was incorporation, rather than annexation into the City of Sacramento. That same year, voters affirmed their position with an overwhelming defeat to consolidate with the capital city.

The incorporation movement experienced a number of defeats throughout the 1970s and 1980s, attributable primarily to opposition by the County Board of Supervisors. During this time, the Citrus Heights Community Council, an advisory body to the County Board, fought for increased land use controls and public services. The community's population was spiraling upward, and quickly developing the last of the areas rural properties. The County seemed unable to resolve growing problems resulting from increased urban growth, particularly the number of County Sheriffs needed to combat the community's car thefts, residential burglaries, and vandalism. Finally, the voters approved the incorporation on November 5, 1996, effective January 1, 1997. The community of Citrus Heights became the City of Citrus Heights, the first new Californian community to incorporate since 1963.

Prehistoric Resources

Before Euro-American people began to settle California in relatively large numbers during the mid-1800s, the Sacramento region was inhabited by two Native American ethnic groups: the Plains Miwok and the Valley Nisenan (Maidu). The basic political unit within both the Plains Miwok and Valley Nisenan cultures was the "triblet," consisting of one primary and several satellite villages. Those peoples established village sites and seasonal camps adjacent to rivers and various other wetlands, using the nearby riparian resources during hunting and gathering activities.

The Historical and Archeological Resources Record Search conducted by the North Central Information Center found that a small prehistoric village or campsite along Cripple Creek which included a variety of stone artifacts (in addition to some square nails from historic times).

Other sites have been found along Arcade Creek, containing small scatters of flake material chert-like in character. The flake scatters appeared to be surface remains where tools were sharpened or manufactured in relation to hunting activities. All evidence indicates that these sites were transient, although they also indicate that more permanent villages were located in the vicinity.

An additional complex of sites inhabited by the indigenous people of the area is the Indian Stone Corral, located just east of the city limits. This complex is thought by many archeologists to represent a major ceremonial site for the Valley Nisenan people. Unique features as well as middens, artifacts and house pits typical of Valley Nisenan sites have been recorded at the Indian Stone Corral.

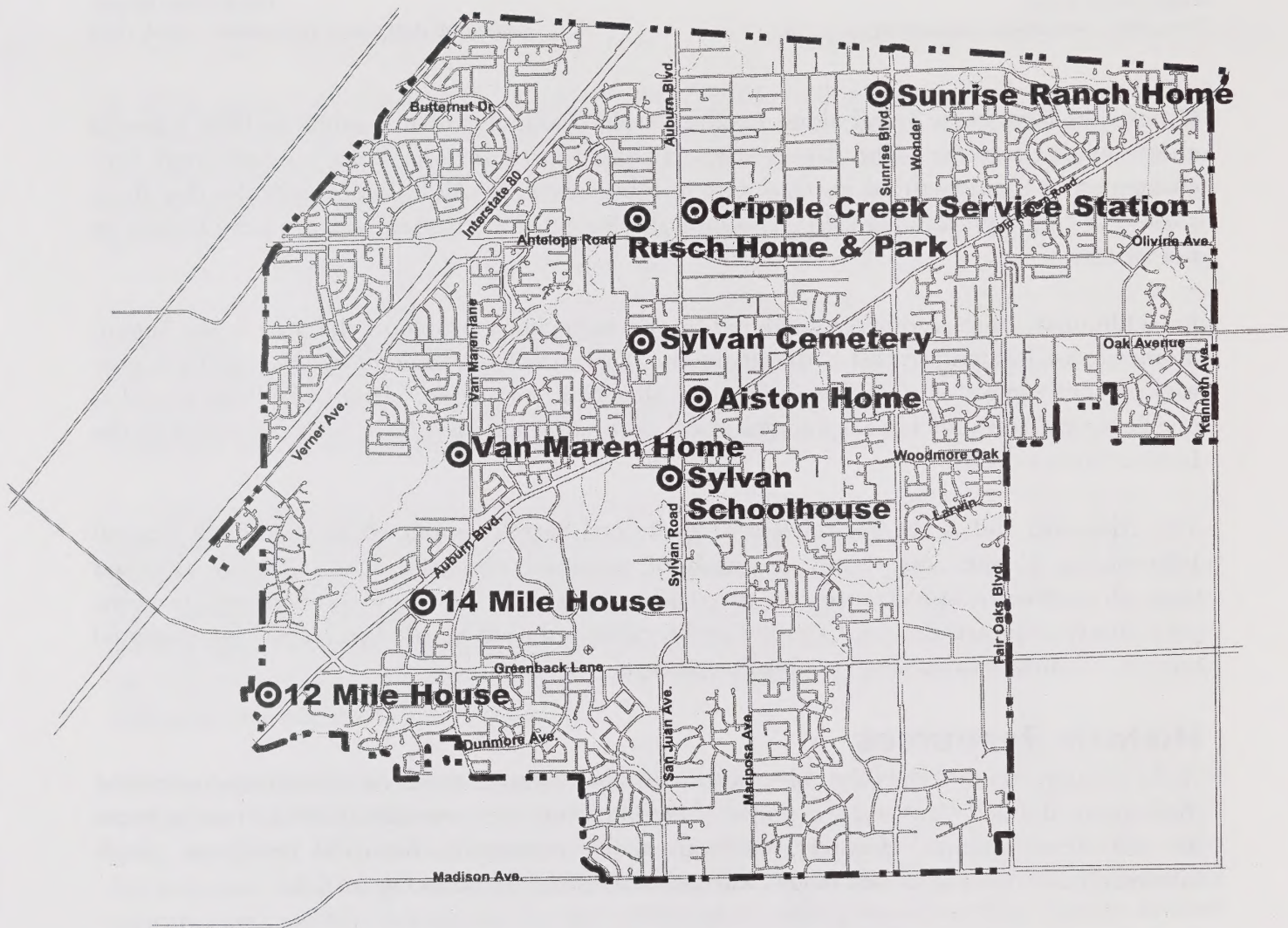
The Historical and Archeological Resources Record Search conducted by the North Central Information Center was simply a search of previously-recorded sites, typically analyzed through surface reconnaissance. As ground-breaking occurs for new development projects, particularly near Arcade and Cripple Creeks, caution should be used in identifying potential buried, subsurface historic or prehistoric remains.

Historic Resources

Unfortunately, most of the City's historical resources no longer exist. As urbanization occurred throughout the 20th Century, a majority of the old structures were demolished to make room for new development. However, there are a few noteworthy historical remnants. Each historical resource is described below, with its location illustrated in Figure 5-1.

Sylvan School House - The old Sylvan School was initially constructed in 1862 as a clapboard structure, painted white with green shutters covering its eight windows. The interior consisted of a single classroom, and two small broom or hat halls. In addition to creating an educational center for the community, the Sylvan School House also functioned as a civic, social, and religious center; the School House held church services, dancing parties, local voting discussions, and so on. In the fall of 1927, the Citrus Heights Community Club led the community's efforts to construct expanded school facilities. The Old Sylvan School House was moved from Sylvan Corners to a half-acre site at 6921 Sylvan Road, donated by Adolph Van Maren. The historic old building, although modified, remains in use today as a community meeting hall, the Citrus Heights Community Club House.

Rusch Home & Park - The old Rusch Home, located at 7301 Antelope Road in the northwest section of Rusch Park, belonged to Citrus Heights pioneers Fred and Julia Rusch. The homesite dates back to 1885 when their grandparents, Fred and Julia Volle, settled as cattle ranchers. The Rusch home that stands today was built in 1914 after a fire destroyed the original sod-roofed home. The new home was a single-story structure of wood lap siding, with a large covered porch and a cedar shingle roof. In 1950, the land was donated to the community leading to the eventual creation of the Sunrise Recreation and Park District. The



LEGEND

○ Historical Site

--- City Limit

Historical Resources

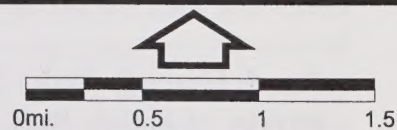


FIGURE 5-1

Rusch Home and its surrounding two-acre botanical garden, along with the original 15-acre park donation, has become the core of today's Rusch Park. The Rusch's life-long home is now listed with the State Office of Historic Preservation as a California Point of Historical Interest (SAC-012).

Sylvan Cemetery – Land for the Sylvan Cemetery was donated to the community in 1862 by early settler Daniel Lewis. The Cemetery, located adjacent to the original Sylvan School site, first broke ground in 1864 for the body of James Horton. The young settler was said to have gone to California to seek his fortune in gold, but poisoned himself because of an eye ailment that was causing blindness. Since 1862, the Sylvan Cemetery has been enlarged many times and now encompasses 18 acres.

14 Mile House - In 1851, the original 14 Mile House was constructed as a way station for teamsters hauling supplies to country mining camps. These type of early roadhouses were most often two-story frame and clapboard buildings built lengthwise to the road, with a long porch across the front. The men's bar room was located just off the front porch, and a large barn for teamster animals was usually located directly across the road. Adolph and Catherine Van Maren later acquired the home, and renovated the exterior in 1920 as a wedding gift to son Guy Van Maren and wife Iva. Their great-grandson now lives with his family in the home that was originally the old 14 Mile House, at 6540 Auburn Boulevard.

12 Mile House – The original 12 Mile House was also constructed in the 1800's as a teamster way station. It was located on the south bed of Cripple Creek near present-day DeVechi Road, where a low spot in the water course allowed wagons to cross. However, in the 1920's Auburn Road was expanded to accommodate increased traffic and the 12 Mile House was rebuilt. The new 12 Mile House, located at the extreme south-west edge of the community on Auburn Boulevard, was built originally as a bar and has remained in use as such.

Aiston Home – The old Aiston Home was originally constructed in 1857, when John and Mary Aiston acquired a 440-acre tract of land that extended from today's Old Auburn Road to Greenback Lane. San Juan High School is located on the south end of the original Aiston Ranch properties. The Aiston Home, although extensively modified over the years, still stands at what early-day residents called "Aiston Corners," the northeast corner of the intersection of Old Auburn Road and Auburn Road.

Sunrise Ranch Home – The Sunrise Ranch Home was originally constructed in 1868, when widow Jane Pitcher and her eight children took up 650 acres east of Sylvan, near the Placer-Sacramento County line. Jane Pitcher named her property "Sunrise Ranch," after which today's busy Sunrise Boulevard is named. According to the Historical Society, the residence remains in use today by the Kniesel family.

Van Maren Home – The home of Cornelius Van Maren, located at 7035 Van Maren Lane, was originally built in 1914. Cornelius served as the senior appraiser for the Sacramento County

Tax Collectors Office, in addition to working the family ranch. Today, the Van Maren Home still exists at its original construction site, with its original architecture intact.

Cripple Creek Service Station – During the early 1920's, Mr. Alexandria responded to increasing automobile demands by opening the Cripple Creek Service Station and Auto Camp along Auburn Boulevard. The traveling public could stop to purchase groceries, quick lunches, gas, oil, and accessories, in addition to using the Cripple Creek's sanitation facilities and showers. The Cripple Creek has undergone numerous remodeling and changes of ownership over the years, but still remains in use today at 7904 Auburn Boulevard, as a tavern called Cheerleaders.

In addition to the old Rusch Home, the Office of Historical Preservation also has the four Sacramento County Fire Protection District Stations in Citrus Heights (#s 21, 23, 27, and 28) listed in its Historic Property Data File. However, these properties have not yet been evaluated for potential eligibility or local interest.

**** Additional Note:** The remaining siblings of the Van Maren family have an extensive collection of artifacts, such as old ranch and blacksmith tools, dating back to the early settler days of the Citrus Heights community. James Van Maren, director of the Citrus Heights Historical Society and trustee of the Citrus Heights Community Club House, has proposed renovating the Club House to resemble the original Sylvan School House and moving it to a proposed community park in the yet undeveloped Van Maren-Stock Ranch. He has also suggested renovating the old 14 Mile House to resemble its original appearance, and moving it to the same proposed community park. The remodeled 14 Mile House could then be filled with the family's collection of artifacts and reopened as the Citrus Heights Historical Museum.

Chapter 6. Community Services & Facilities

Introduction

This chapter describes the provision of public services in Citrus Heights by the City and by a variety of special districts and contracted firms. Master facilities and services plans were reviewed and the staff of each special district were interviewed to identify important issues facing each district in terms of Citrus Heights.

General Government

As of 1998, the general government services in the City of Citrus Heights were separated into three major divisions: Administrative Services, General Services, and Community Development. Within any division, the City may either hire employees, or contract out for the necessary services. Of approximately 150 people working for the City, only about 15 of these are actually City employees (1998).

The Administrative Services Division consists of the City Manager, City Clerk, Redevelopment Agency, Economic Development, Finance, Human Resources, Information Technology, and Risk Management Departments. The Human Resources, Information Technology and Risk Management Departments are all staffed through consulting firms. The General Services Division consists of Public Works/Engineering services (plus inspection) contracted through a private firm, and Public Works/Maintenance services (road and utility maintenance) contracted through the Sacramento County Public Works Department. The Community Development Division consists of Planning, Building, and Code Enforcement departments. The Planning and Code Enforcement departments are largely staffed through consulting firms.

Police Protection

Sacramento County Sheriffs Department

The City of Citrus Heights has a contract with the Sacramento County Sheriff's Department to provide law enforcement services to the community under the title Citrus Heights Police Department (CHPD). This sub-section of the Sheriff's Department, which began operation on July 6, 1997, maintains operations and staffing levels different from the unincorporated areas, to best serve the policing needs of City residents. For example, Citrus Heights police officers are allotted more proactive "free" time to address community problems, rather than spending all of their patrol time responding to calls for service.

Police Staffing & Services

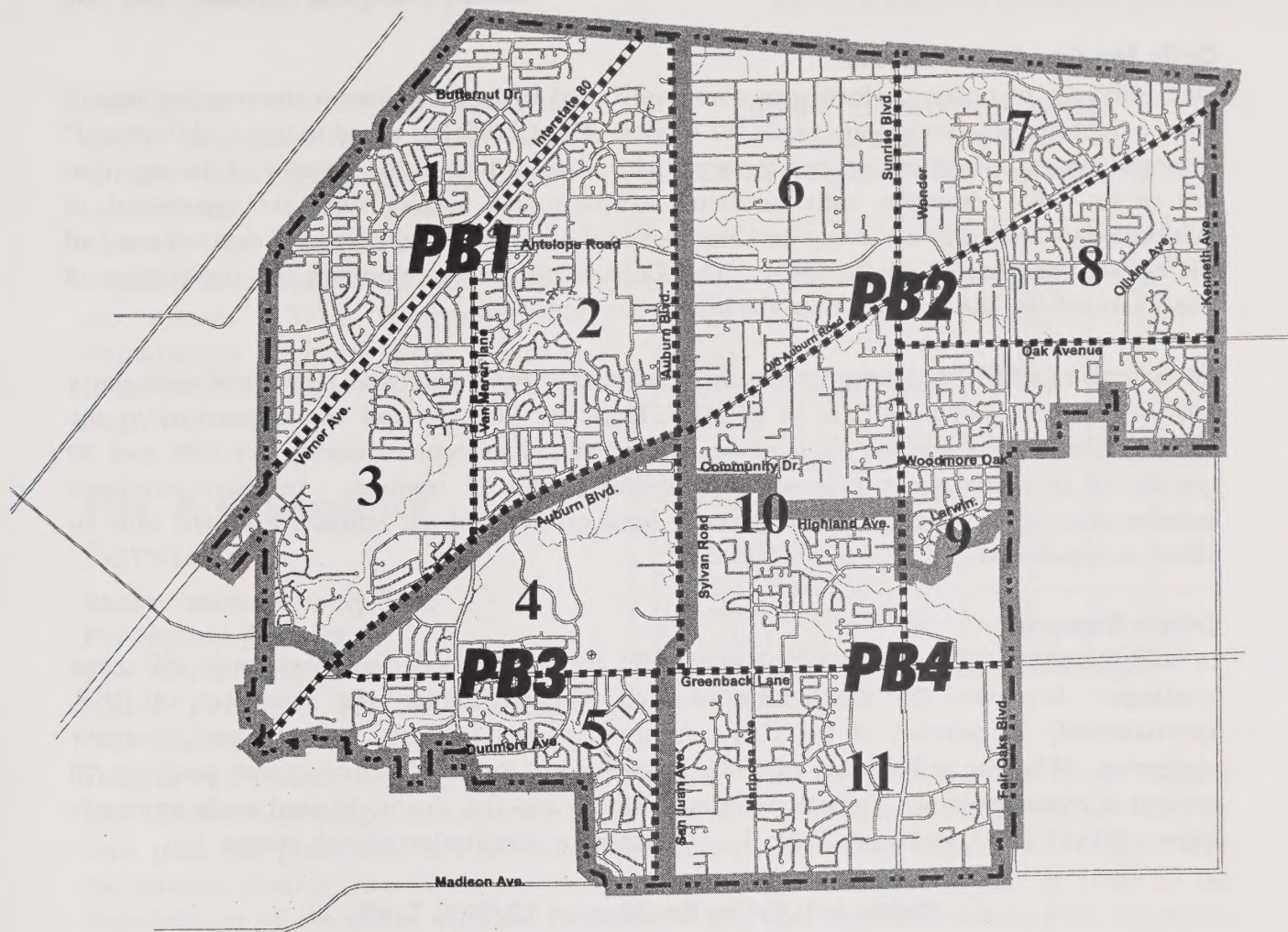
In 1998, the CHPD employed 86 staff; 79 peace officers and seven civilians. The CHPD organizes its peace officers into two divisions, the Patrol Division (63 officers) and the Services Division (7 staff), in addition to an Administrative Unit (6 staff). The City's 1998 population of approximately 87,200 results in approximately 0.9 officers per 1,000 residents, which is significantly lower than the City of Sacramento's 1997 estimate of 1.65 sworn officers per 1,000 residents. Industry standards suggest police staffing of at least 1.25 officers per 1,000 population. The CHPD is inadequately staffed in proportion to its service population.

The Patrol Division conducts routine law enforcement, responds to all calls for service, and performs proactive field activity, such as traffic safety/enforcement. The Services Division contains the Detective Unit and Community Policing Unit. The Detective Unit employs nine officers (and one clerk), who are responsible for all crime investigations. Four of the seven peace officers in the Community Policing Unit coordinate "problem-oriented policing" on one of the four beats illustrated in Figure 6-1. Problem-oriented policing consists of identifying long-standing community issues within their quadrant, and developing strategies to solve these problems. This includes working with residents, neighborhood patrol officers, community groups and outside resources.

The CHPD conducts additional problem-oriented policing duties while working with the City's Neighborhood Empowerment Program (NEP). The City's General Services Department operates the NEP, in order to create neighborhood identity and provide a forum for problem solving. The Department is involved with the resolution of crime and law enforcement issues in the City's 11 Neighborhood Associations (depicted in Figure 6-1).

The CHPD also draws on the resources of the larger Sacramento County Sheriff's Department. Centralized Sheriffs Services conduct a number of tasks for the CHPD, including record maintenance, court liaison, internal affairs, and property warehouse. Should the CHPD needs additional officers or equipment (e.g. helicopters, crime scene investigators), the Sheriff's Department responds and is reimbursed accordingly.

Because the CHPD is a new agency and does not have a police facility, it operates its law enforcement services out of three separate locations. Administrative services are conducted out of an office in the Citrus Heights City Hall on Fountain Square Drive. The Patrol Division is operated out of the Sheriff's Center on Garfield. The Services Division is operated out of the Service Center in the Birdcage Shopping Center. The City plans to build a new police building as the first phase of construction once the City determines the location of its future civic center. A new police facility would increase visibility of the police department within the community, as well as increase identification between the peace officers and the community they are protecting.



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City Limit



**Neighborhood Policing
Boundary (PB1-PB4)**



Neighborhood Associations (1-11)

Neighborhood Policing Areas and Associations

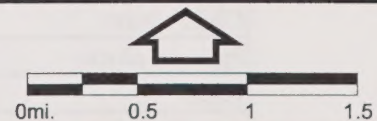


FIGURE 6-1

Calls for Service Analysis

One indicator of police performance commonly used by communities is the average time it takes a department to respond to calls for service. The CHPD has opted to use a “differential” response system. Each call for service is prioritized according to the amount of damage that can occur. For example, calls involving weapons and bodily harm are responded to immediately, while calls involving barking dogs and other such nuisances are delayed until all emergency calls have been handled. The Department also emphasizes the importance of effectively solving the problem once the officer has responded.

An analysis of CHPD response times concluded that approximately 84 percent of emergency calls were responded to within 10 minutes, from the time the call was dispatched to the moment the officers arrived on location. Whereas, 96 percent of emergency calls and 90 percent of non-emergency calls were addressed within 15 minutes. Industry standards indicate average response to calls for service between five and ten minutes from the time an officer is dispatched.

Crime Reports

In both December of 1998 and February of 1999, the CHPD totaled approximately 150 crime bookings. However, the distribution of such crimes differed. In December of 1998, approximately 20 percent of the City’s crimes occurred in both Narcotics and Property categories. Whereas in February of 1999, Property and Public Nuisance crimes made up 20 percent of crime bookings. In both months, Traffic crimes (i.e. drunk driving) made up nearly 30 percent of CHPD bookings. Table 6-1 illustrates the distribution of such crimes.

Table 6-1: Crime Bookings – 12/98 & 2/99
Citrus Heights Police Department

	12/98	2/99		12/98	2/99
Narcotic Crimes	31	21	Property Crimes	29	29
Possession of narcotics	18	16	Stolen vehicle	1	5
Possession of narcotics for sale	6	2	Possession of stolen property	4	4
Transporting narcotics	1	1	Embezzlement	2	1
Other narcotics crimes	6	2	Petty theft	4	0
			Petty theft with prior	4	7
Person Crimes	22	20	Burglary	4	6
Child abuse	1	2	Other property crimes	10	6
Spousal abuse	10	4			
Rape	0	1	Traffic Crimes	44	41
Assault & battery	4	4	Drunk driving	42	38
Terrorist threats	2	1	Other traffic crimes	2	3
Other person crimes	5	8			
			Public Nuisance Crimes	27	31
Warrants	2	3	Drunk in Public	24	29
			Other public nuisances	3	2
Grand Total Crime Bookings				155	145

Source: Citrus Heights Police Department, December 1998 and February 1999 Monthly Reports.

During the 1997-98 Fiscal Year, the CHPD dispatched over 25,500 calls. Officers within the department prepared approximately 900 crime reports monthly for community incidents, resulting in approximately 130 bookings per month. Table 6-2 shows the Departments Statistical Report, where crime scene investigations over the year total 616.

Fire & Emergency Services

Sacramento County Fire Protection District

The Citrus Heights Fire District was initially formed in 1928 as a citizen's "fire committee." In 1945, the Citrus

Heights Fire District with the Orangevale Volunteer Fire Department. The Citrus Heights Fire District then reorganized with the North Highlands Fire District in 1984 to provide full-time paid fire protection and advanced life support services to those communities. The Sacramento County Fire Protection District (SCFPD) was created in July of 1989 by the consolidation of the Citrus Heights Fire District and the Rancho Cordova Fire Protection District, with an additional merger with the Fair Oaks Fire Protection District on April 1, 1994.

The SCFPD currently covers approximately 142 square miles, as shown in Figure 6-2, 57 square miles north and 85 square miles south of the American River in Sacramento County. The City of Citrus Heights, at approximately 14 square miles, constitutes nearly 10 percent of the Districts land area. The estimated 1994 service population for the SCFPD was more than 338,000 people, of which the City's population constituted approximately 22 percent. The density of urban development in Citrus Heights, as opposed to more rural County areas, results in a larger percent of population residing in a smaller proportion of SCFPD service area.

**Table 6-2: Statistical Report
Fiscal Year 1997-98
Citrus Heights Police Department**

	Year to Date	Monthly Average
Reports	10,878	907
Citations	4,585	382
Bookings	1,587	132
Property Warehouse Cases	1,489	124
Subpoenas	1,183	99
Arrestee Transportation	594	50
Air Operations	151	13
Canine Detail	57	5
Crime Scene Investigation	616	51
Explosive Ordinance Detail	19	2
Hazardous Material Detail	5	0.4
Dispatched Calls	25,545	2,129

*Source: Citrus Heights Police Department, Statistical Report,
Fiscal Year 1997-98.*

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FIRE STATIONS

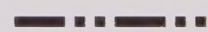
- STA 21 - 7641 Greenback Ln., Citrus Heights
- STA 22 - 6248 Chestnut Ave., Orangevale
- STA 23 - 6421 Greenback Ln., Citrus Heights
- STA 24 - 4942 College Oak Dr., Sacramento
- STA 25 - 7352 Roseville Rd., Sacramento
- STA 26 - 8000 Palmerson Dr., Antelope
- STA 27 - 7474 Grand Oaks Bl., Citrus Heights
- STA 28 - 8189 Oak Ave., Citrus Heights
- STA 29 - 6314 Hichory Ave., Orangevale
- STA 31 - 7950 California Ave., Fair Oaks
- STA 32 - 4953 Hazel Ave., Fair Oaks
- STA 33 - 5148 Main ave., Orangevale
- STA 41 - 6900 Thomas Dr., North Highlands
- STA 42 - 5608 N. Haven, North Highlands
- STA 61 - 10595 Folsom Bl., Rancho Cordova
- STA 62 - 3646 Bradshaw Bl., Sacramento
- STA 63 - 12395 Folsom Bl., Rancho Cordova
- STA 64 - 9116 Vancouver Dr., Sacramento
- STA 65 - 11201 Coloma Rd., Rancho Cordova
- STA 66 - 3180 Kilgore Rd., Rancho Cordova



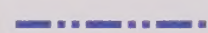
Fire District Facility



Fire District Boundary



County Boundaries

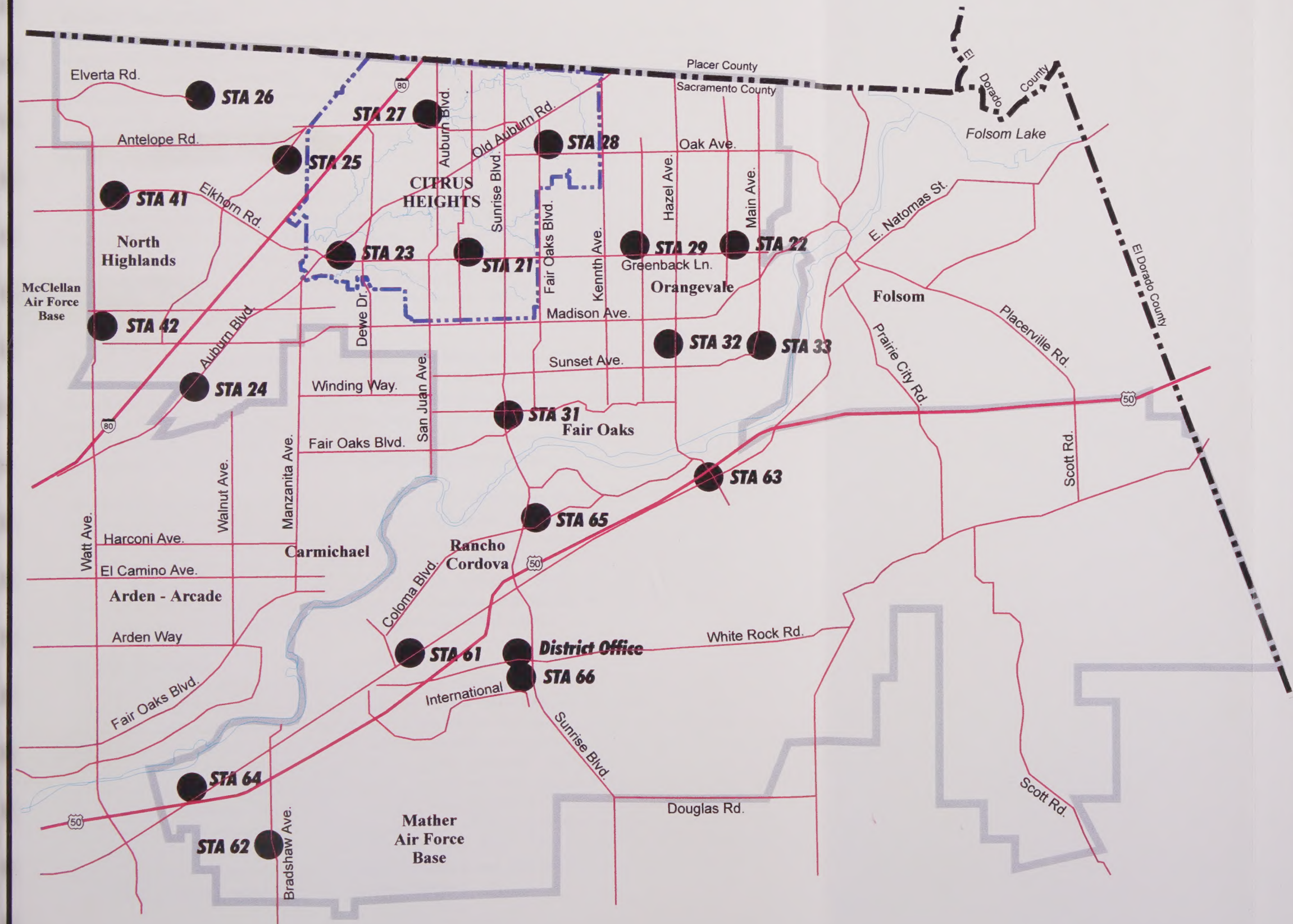


City Limit

**Sacramento County Fire
Protection District Facilities**



FIGURE 6-2



District Operations

More than 285 full-time professional firefighters work out of 20 fire stations to provide fire, rescue, and medical services to the District's population. SCFPD personnel provide extensive emergency services, including structure, grassland, and fuel fire suppression, paramedic/medical services, ambulance transport, heavy rescue/vehicle extrication, water rescue (both land- and water-based) and cliff-side/vertical rescue. Minimum staffing levels necessary to provide these emergency services include: 3-person Engine crews, 3-person Truck crews, and 2-person Medic units.

The SCFPD maintains an extensive collection of fire protection apparatus. Thirteen of the District's 20 full-time Engines maintain Advanced Life Support (ALS) capabilities, and eight of the District's Medic Units are staffed 24-hours. Equipment is frequently moved among the various fire stations within the Department to best protect the population. The SCFPD also maintains Automatic Coverage Agreements (mutual aid) with the other fire agencies in Sacramento County, so that in case of a major disaster, the District can draw on the resources from all 90 stations within the County.

The Federal Occupational Health & Safety Administration (OSHA) recently mandated that all fire crews maintain a "two-in, two-out" standard. This means that if two fire fighters are entering a burning structure for rescue or suppression purposes, two fire fighters must also be outside of the structure prepared to perform rescue operations. The SCFPD has determined that it will continue to staff 3-person Engine crews, but will meet the OSHA requirement by immediately dispatching an additional company on appropriate calls.

Dispatching services are provided to the District by the Sacramento Regional Fire/Emergency Medical Services Communications Center. Formed through a joint-powers agreement by the majority of fire agencies in Sacramento County, this computerized center provides state-of-the-art dispatch for fire, rescue, and medical emergencies throughout the County. The SCFPD Master Services Element notes that the center is nationally recognized as a leader in Emergency Medical Dispatching. The center also handles dispatch for the Statewide mutual aid system (through the Office of Emergency Services) for this region.

District Divisions

The SCFPD's Training Division provides on-going education and recruit training using a fixed, four-story drill tower, two large drill grounds, four classrooms, a tractor-drawn portable drill tower, and a state-of-the-art satellite receiving station and audio-visual studio. Because over 70 percent of the District's responses are for medical emergencies, SCFPD personnel also receive extensive Emergency Medical Services (EMS) training. All SCFPD fire crews are trained and equipped as "first responders" to provide basic life support services prior to the arrival of an ambulance. The SCFPD is currently teaming with the State Office of Emergency Services (OES), Sacramento City Fire Department, and the American River Fire Department to construct a new training center on McClellan Air Force Base. The new training center will help the agencies to standardize and coordinate training and emergency response procedures, according to the OES mutual aid plan (described below).

The SCFPDs Fire Prevention Division coordinates fire investigations, public education, and fire prevention activities throughout the various communities served. The Division's fire prevention activities include enforcing arson laws and the County-adopted Uniform Fire Code, identifying and eliminating fire hazards, reviewing land and building uses for fire protection needs, and inspecting plans and buildings under construction. Public education activities focus on educating the public concerning the installation and maintenance of smoke detectors, identifying and correcting fire hazards, designing home escape plans, reporting emergencies, and preventing injuries.

The Fleet Maintenance Division maintains the District's large fleet of over 100 vehicles, with various mechanics and technicians. They operate out of a large maintenance facility, which includes automotive and apparatus service and repair facilities, a fabrication and body shop, a parts storage facility, and a machine shop.

Citrus Heights Fire Stations

The SCFPD maintains 20 fire stations throughout its 142 square miles, four of which are within the City of Citrus Heights - 21, 23, 27 and 28 - as shown in Figure 6-2. In addition, Station 25 lies on the western boundary of the City, and also provides fire, rescue, and medical aid to Citrus Heights residents as well. The District's policy to maintain "seamless coverage" occasionally results in emergency crew response to the City from other available stations within the County. Conversely, crews stationed within Citrus Heights may also be dispatched to respond to emergencies in outlying communities.

The fire stations located within the City of Citrus Heights maintain high levels of emergency service. All urban and suburban areas within the District, including Citrus Heights, have a Fire Insurance (ISO) rating of three (3). All of the engine teams stationed within the City are equipped with ALS capabilities, and staffed by a firefighter-paramedic. Table 6-3 illustrates the equipment and staffing levels in the four Citrus Heights stations, as of December 1998.

**Table 6-3: Citrus Heights Fire Protection
Sacramento County Fire Protection District**

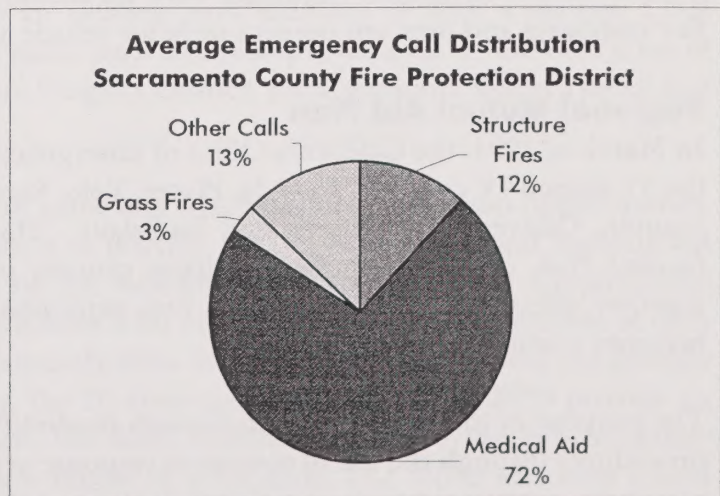
Station	Address	Engine Teams	Truck Teams	Medic Teams	Other
21	7641 Greenback Ln	Engine 21 - ALS 1 Captain 1 Engineer 1 Firefighter-Paramedic	Truck 21 1 Captain 1 Engineer 1 or 2 Firefighters	Medic 21 - ALS 1 Firefighter-Paramedic 1 Firefighter	1 Battalion Chief
23	6421 Greenback Ln	Engine 23 - ALS 1 Captain 1 Engineer 1 Firefighter-Paramedic	Truck 23 1 Captain 1 Engineer 1 or 2 Firefighters		
27	7474 Grand Oaks	Engine 27 - ALS 1 Captain 1 Engineer 1 Firefighter-Paramedic			1 Grass Unit 1 Reserve Medic
28	8189 Oak Avenue	Engine 28 - ALS 1 Captain 1 Engineer 1 Firefighter-Paramedic			1 Grass Unit

Source: Sacramento County Fire Protection District, Citrus Heights Fire Protection, December 1998.

Emergency Calls Analysis

During 1997, the SCFPD received a total of 29,427 emergency calls requesting service, which was a 4.6 percent increase over 1996. Emergency medical aid requests represent approximately 72 percent of total average annual emergency calls to the District. Structure and grass fires, combined, only constitute about 15 percent of the District's calls. The remaining calls were made up of public assistance, river rescues, lock outs, floodings, and other miscellaneous calls. The figure above illustrates the average annual distribution of emergency calls, while Table 6-4 shows the average distribution of calls across each category from 1991 to 1997.

The District responds to emergency calls based on the concept of "run zone" areas adjacent to each fire station. However, the historic run zones for the four stations in Citrus Heights do not correspond with the new City boundaries, and the District



was unable to develop an emergency call distribution for the City. SCFPD is currently redrawing the run zone boundaries to facilitate more efficient response to emergency calls and to correspond with jurisdictional boundaries.

**Table 6-4: Emergency Call Distribution – 1991 to 1997
Sacramento County Fire Protection District**

Year	Structure Fires	Medical Aid	Grass Fires	Other Calls	TOTALS
1991	2,650	14,835	632	3,826	21,943
1992	2,791	16,452	916	2,551	22,710
1993	3,134	18,674	723	2,757	25,288
1994	2,919	19,682	814	2,937	26,352
1995	2,877	20,181	805	3,667	27,530
1996*	3,290	20,386	872	3,571	28,119
1997*	3,443	21,335	912	3,737	29,427
Average	3,015	18,792	811	3,292	25,910
% of Total	11.6%	72.5%	3.1%	12.7%	100.0%

* Note: 1996 and 1997 breakdown of calls is based on previous 5-year average. Original data source is no longer available due to computer change at the Sacramento Regional Fire/EMS Communications Center.

Source: Sacramento County Fire Protection District, Emergency Calls 1991-97.

As with police services, one commonly used measure of emergency service performance is the time it takes crews to respond to a call. The SCFPD maintains a standard of emergency call response within eight minutes for 90-95 percent of medical aid calls. An analysis of District-wide response times conducted in 1997 revealed an average response time of approximately five minutes.

The emergency calls that Engine crews from Citrus Heights stations are dispatched to constituted approximately 27 percent of SCFPD's total 1997 responses. Approximately 53 percent of Citrus Heights responses were for medical aid, while seven percent were structure fire responses and over ten percent were for vehicle accidents.

Regional Mutual Aid Plan

In March of 1991, the California Office of Emergency Services developed a mutual aid plan for the 11 Region IV counties: Nevada, Placer, Yolo, Sacramento, El Dorado, Alpine, Amador, San Joaquin, Calaveras, Tuolumne, and Stanislaus. This document, the *Region IV Multi-Casualty Incident Plan*, develops standard multiple casualty procedures so that jurisdictions can work together effectively in the case of a fire, explosion, chemical spill, or natural disaster that becomes a multiple casualty incident.

The purpose of the *Region IV Multi-Casualty Incident Plan* is to standardize emergency response procedures through the use of consistent response organization responsibilities, mobilization of resources, communications and documentation, patient dispersal and tracking, and regional

hospital capabilities. The plan is designed to allow each agency to utilize the multiple casualty procedures both to enhance day-to-day medical response operations, and as a method to ensure that agencies efficiently share resources and communicate rapidly during multi-casualty incidents.

Parks & Recreation

Sunrise Recreation & Park District

In June of 1950, in response to a 15-acre park site donation by Fred & Julia Rusch, the Citrus Heights Recreation and Park District was created as a dependant district (County Board of Supervisors serving as the District Board). In 1971, the District consolidated with other local park districts, expanded its boundaries to serve the residents of Citrus Heights, Foothill Farms and Orangevale, and changed its name to the Sunrise Recreation & Park District (SRPD). The District then deleted the Orangevale portion in 1983, and annexed the Antelope community in 1986. SRPD currently serves approximately 142,000 residents, with an estimated 27 square mile area in Citrus Heights, Carmichael, Foothill Farms, and Antelope. The entire City of Citrus Heights is within SRPD boundaries, and constitutes approximately 60 percent of the District's service population.

Park Sites and Facilities

The SRPD currently administers 38 parks and open space (undeveloped) sites, including one nine-hole golf course and an historic home, totaling approximately 406 acres. The SRPD also operates three licensed day care/after school programs on elementary school sites (none of which are within the City of Citrus Heights). SRPD parks range in size from 0.22 of an acre to 51.0 acres, as described in Table 6-5. Figure 6-3 illustrates the location of each park facility in the City, while Table 6-6 contains a more detailed description of the park sites and facilities located within Citrus Heights.

A total of 265 acres of SRPD parkland exist within the city limits, 196 acres of which are developed. State law mandates park improvement and acquisition dedications from new developers based on standards of three to five acres per 1,000 residents. The City's 1998 population was 87,200, which results in an existing park standard of 2.25 acres per 1,000 residents. However, if the SRPD were to make park facility improvements on the 68.6 acres of undeveloped parkland in the City, Citrus Heights' existing park standard would rise to just over three acres per 1,000 residents.

School sites also play an important role in providing neighborhood recreation opportunities. Although the primary goal of school sites is to provide for the educational and recreational needs of the students, after-school use of the facilities can be considered a supplemental resource to the District parks. Table 6-9 includes a list of recreational facilities available at each school site within Citrus Heights. Approximately 40 to 50 percent of typical school site acreage provides recreation space. Consequently, the 20 elementary schools in the SRPD provide an average of four acres of open space each, the three middle schools provide approximately seven acres each, and the five high schools almost 15 acres each. The SRPD and local school

districts have historically enjoyed good working relationships and have cooperated on a number of joint-use, mutually beneficial projects in the past.

In addition to “providing clean, safe, well-designed parks and facilities,” the SRPD’s mission statement includes “offering a variety of affordable leisure and learning opportunities to individuals of all ages and abilities.” The SRPD provides programs in art, crafts, dance, gymnastics, karate, tennis, basketball, swim, lifeguard training, aerobics, dog obedience, cooking, self-defense, CPR, preschool, and senior adult social programs.

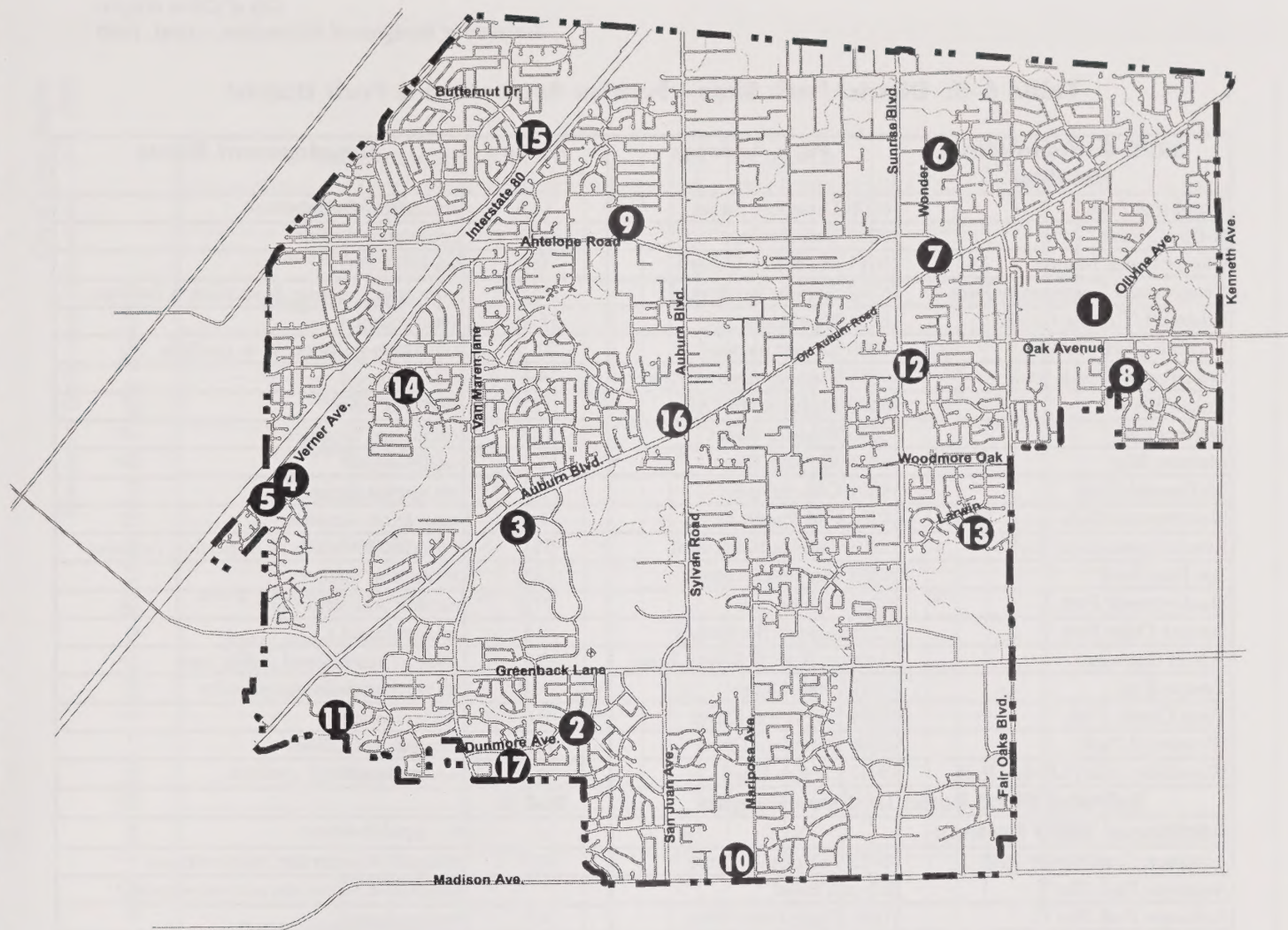
Other Open Space Resources

Along with many park facilities and recreation programs, the District also oversees a system of County-designated natural streams, trails, and other open space resources. The District contains a portion of the County bikeway system that connects with the American River Parkway, and the *SRPD Master Plan 1991-2000* supports the expansion of these bikeways to link District park sites. The *SRPD Master Plan* also identifies environmental mitigation measures regarding native oak tree preservation and management, and protection of natural streams, tributaries and associated riparian wetlands. County-designated streams within SRPD that are to be preserved and enhanced include Arcade Creek, San Juan Creek, Brooktree Creek, Coyle Creek, and Cripple Creek. However, past encroachment by development has threatened the future possibility of an integrated creekside trail network.

Park Development Standards

The *SRPD Master Plan* recommends park planning standards for neighborhood and community parks, based on National Recreation and Park Association standards and the 1982 *Sacramento County General Plan* policies and principles for park development:

1. Neighborhood parks should be at least seven to eight acres in size, and should be located adjacent to elementary school sites where possible. In general, there should be two to 2.5 acres of parkland per 1,000 persons devoted to neighborhood park facilities. Each should be near the center of the neighborhood and within ½ to one mile walking distance of the population it is to serve. Each neighborhood park should ultimately serve 2,000 to 3,500 persons.
2. Community parks ideally should be 40 to 60 acres in size. As with neighborhood parks, community parks should be located adjacent to middle or high schools whenever possible. As a standard, one to two acres of parkland per 1,000 persons should be devoted to community park use. In addition to being located near an arterial or collector street, a community park should be accessible by public transportation. In general, the park should serve 20,000 to 30,000 persons, and be located within a distance of one to two miles of the population it serves.



LEGEND

- | | | |
|-----------------------------|---------------------------|-------------------------|
| 1 C-Bar-C | 7 McDonald Field | 13 Tempo |
| 2 Cherry Creek Manor | 8 Northwoods | 14 Twin Creeks |
| 3 Crosswoods | 9 Rusch Comm. Park | 15 Westwood |
| 4 Foothill Golf Ctr. | 10 San Juan | 16 Sylvan Corner |
| 5 Greenback Woods | 11 Shadowcreek | 17 Brooktree |
| 6 Madera | 12 Sunrise Oaks | |

Sunrise RPD Facilities in Citrus Heights

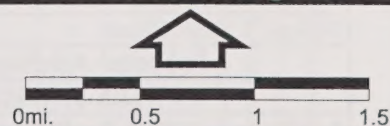


FIGURE 6-3

Table 6-5: District Park Sites - Sunrise Recreation & Park District

SRPD Parks in Citrus Heights:	Park Address	Acres	Development Status
Brooktree Park	6800 Dunmore Street	14.6	recreation facilities
C-Bar-C Park	8275 Oak Avenue	25.3	recreation facilities
Cherry Creek Manor	6011 Brooktree Drive	6.6	undeveloped
Crosswoods Community Park	6742 Auburn Boulevard	15.0	community center & recreation facilities
Edgecliff/Cripple Creek	8233 Newbridge	8.8	undeveloped
Foothill Golf Center	7000 Verner Avenue	15.3	nine-hole golf course & facilities
Greenback Woods Park	6855 Flaming Arrow Drive	4.3	undeveloped
Indian River	6430 Indian River Drive	11.2	undeveloped
Madera Park	8046 Wonder Street	16.4	recreation facilities
Manana Way	8405 Manana Way	2.2	undeveloped
McDonald Field	8001 Old Auburn	3.4	recreation facilities
Northwoods Park	8236 Old Ranch Road	3.6	recreation facilities
Rusch Community Park	7801 Auburn Boulevard	51.0	community center & recreation facilities
San Juan Park	5509 Mariposa Avenue	15.0	recreation facilities
Shadowcreek Park	6250 Woodcreek	17.3	natural area with trails
Sunrise Oaks Park	7226 Sunrise Boulevard	5.5	undeveloped
Sylvan Corners	Auburn Blvd & Sylvan Road	0.2	District maintained public area
Tempo Park	13125 Fair Oaks	24.9	recreation facilities
Twin Creeks Park	7201 Starflower Drive	8.0	undeveloped
Westwood Park	8100 Butternut Drive	11.7	recreation facilities
Woodside Oaks/Olivine Park	8041 Olivine Road	4.7	undeveloped
Subtotal SRPD Parks in Citrus Heights		264.9	
Additional SRPD Parks:			
Antelope Community Park	8012 Palmerson Drive	33.7	planned 40-acre site, undeveloped
Antelope Park Site E	Elverta Road		planned 4.5-acre site not yet acquired
Antelope Park Site G	7691 Eagle Point Way	4.5	undeveloped
Antelope Station Park	6306 Outlook Drive	1.8	undeveloped
Blue Oak Park	4307 Big Cloud Way	8.9	planned 13.4-acre site, undeveloped
Foothill Community Park	5510 Diablo Drive	27.2	community center & recreation facilities
Loan Oak Park	3425 Elverta Drive	12.9	recreation facilities
Park Oaks Park	5820 Park Oaks Drive	0.9	recreation facilities
Pioneer Park	5100 Verner Avenue	4.5	recreation facilities
Pokelma Park	8126 Quiet Knolls Drive	9.0	recreation facilities
Robert Frost Park	4715 Robert Frost Drive	10.1	recreation facilities
Rushmore-Jeanine Park	6116 Rushmore Drive	0.2	recreation facilities
Tetotom Park	2127 Roseville Road	12.7	recreation facilities
Tupelo Park	7350 Roseville Road	8.9	recreation facilities
Walerga Park	Palm Ave & College Oak	1.9	recreation facilities
William T. Mason Park	5601 Andrea Blvd	3.3	recreation facilities
Subtotal Additional SRPD Parks		140.6	
TOTAL SUNRISE RPD PARKS		405.5	
Additional SRPD Facilities:			
Pioneer Elementary School	Foothill Farms	0.5 acres	joint-use recreation facilities
Antelope Meadows Elem School	8343 Palmerson Drive	120 students	day care/after school facility (K-5)
Olive Grove Elementary School	Firestone Road	60 students	day care/after school facility (K-6)
Foothill Oaks Elementary School	5520 Lancelot Drive	25 students	day care/after school facility (K-6)
Oak Hill Elementary School	3909 North Loop Blvd	83 students	day care/after school facility (K-6)

Source: Sunrise Recreation & Park District, Park Sites & Facilities 1998.

Table 6-6: Citrus Heights Park Sites and Facilities – Sunrise Recreation & Park District

District Parks in Citrus Heights	Development Status	Acres	Ball Diamonds ⁽¹⁾	Barbecues	Basketball Courts	Benches	Playground	Community Center (sq ft)	Concession Buildings	Multipurpose Field	Nature/Garden Area	Parking Lot	Patio Area	Picnic Table ⁽²⁾	Restrooms	Soccer Fields	Swimming Pool	Tennis Courts ⁽¹⁾	Volleyball Courts	Walkways
Brooktree Park	D	14.6	3			X	X		X	X		X			X			2		X
C-Bar-C Park	D	25.3	3L	X		X	X		X	X	X	X		R	X	1				X
Cherry Creek Manor	U	6.6																		
Crosswoods Community Park	D	15				X	X	2,078			X	X	X		X			2L		
Edgediff/Cripple Creek	U	8.7																		
Foothill Golf Center	D	15.3		X		X			X			X		X	X					
Greenback Woods Park	U	4.3																		
Indian River	U	11.2																		
Madera Park	D	16.3	2	X	1	X	X		X	X		X		R	X			2L		X
Manana Way	U	2.2																		
McDonald Field	D	3.4	1			X			X			X			X					X
Northwoods Park	D	3.6			1	X	X							X				2		X
Rusch Community Park	D	51	3: 2L	X	1	X	X	20,850	X	X	X	X	X	R	X		1	4L	1	X
San Juan Park	D	15				X	X			X		X		X	X	3		2L		X
Shadowcreek Park	U	17.3																		
Sunrise Oaks Park	U	5.5																		
Sylvan Corners ⁽³⁾	**	0.2																		
Tempo Park	D	24.9		X			X			X	X	X		R	X	1	1	2L		X
Twin Creeks	U	8																		
Westwood Park	D	11.7	1	X			X		X	X		X		X	X					X
Woodside Oaks/Olivine	U	4.7																		
TOTAL CITRUS HEIGHTS PARKS		264.9																		
Developed Citrus Heights Parks		196.3																		

(1) L refers to lighted facilities.

(2) R indicates those parks with reservable picnic areas.

(3) Sylvan Corners is a small District-maintained public space.

Source: Sunrise Recreation & Park District, Park Sites & Facilities 1998.

**Table 6-7: Citrus Heights School Site Recreational Facilities
Sunrise Recreation & Park District**

Schools	Acres	Football Fields	Soccer Fields	Ball Diamonds	Basketball Courts	Volleyball Courts	Ball Walls	Tracks	Tennis Courts	Swimming Pools	Playground	Tot Lot	M.P. Room
Elementary Schools													
Arlington Heights	10.0		3	2	5	3	2				1		1
Cambridge Heights	8.2		1	1	2	2	2						
Carriage Drive	44.5			1	2		1				1		1
Citrus Heights	15.0	2	1	4	2	2	1				1	1	1
Grand Oaks	11.2		1	1	4	2	1						1
Kingswood	10.0		1	2	2	1					1		1
Lichen	9.8	2	2	2	4	3							1
Mariposa	10.6		2	5			2						1
Skycrest	12.9	1	1	2	2	2	3				1		1
Sunrise	10.0		2		4		3				1		1
Woodside	10.9	1	1	2	2		2						1
Middle Schools													
Sylvan	13.0	3	3	8	7	5							1
High Schools													
Mesa Verde	44.5	1	1	4	16	5	8	1	6				1
San Juan	39.6	1	1	4	10			1	4	1			
Total Citrus Heights	250.2	11	20	38	62	25	25	2	10	1	6	1	12

Source: Sunrise Recreation & Park District, *Park Sites & Facilities 1998*.

A majority of the developed parks in Citrus Heights fall within the 12 to 16-acre range, and are located within or adjacent to residential neighborhoods. With approximately 88 acres of neighborhood parks in this range, the City offers only one acre of neighborhood park space per 1,000 residents. Two additional neighborhood parks, at approximately 3.5-acres each, do not fulfill the District's neighborhood park standards. The City's three community parks, C-Bar-C, Crosswoods and Rusch, total approximately 101-acres. These park facilities fulfill SRPD park planning standards by providing Citrus Heights residents with 1.2 acres of community park space per 1,000 population.

Public Schools

San Juan Unified School District

In 1862, Citrus Heights constructed its first permanent school, the Sylvan School. This one-room schoolhouse was the educational, civic, social, and religious center of the small farming community. In 1913, the San Juan High School District was formed when the residents of the Citrus Heights community decided to construct a new high school. Previously, those wishing for a secondary school education had to board out in Sacramento, or after 1912, attend classes at the newly organized Roseville High School, sited in an old hotel building. By the 1950's, the Sylvan Elementary School District maintained eight schools - Sylvan, Mariposa, Oak Avenue, Leighton Littlejohn, Grand Oaks, Citrus Heights, Arlington Heights, and Skycrest – with 132 teachers and 3,975 students. The San Juan Unified School District (SJUSD) was created through a consolidation of the two local school districts in 1959, to cover a total of 75 square miles in Sacramento County. The SJUSD currently maintains 53 elementary school sites, ten middle school sites, and nine high school sites. Additionally, the district maintains three continuation schools.

School Facilities and Enrollment

SJUSD elementary school enrollment figures for 1998 included 25,068 students attending 53 elementary schools throughout the District. The SJUSD also enrolled 7,423 students in ten middle schools, and 13,441 students in nine high schools. School enrollment figures have remained stable for the last five years, as shown in Table 6-8. The District projects continued stability in enrollment figures through 2002, resulting from the primarily built-out condition of the region.

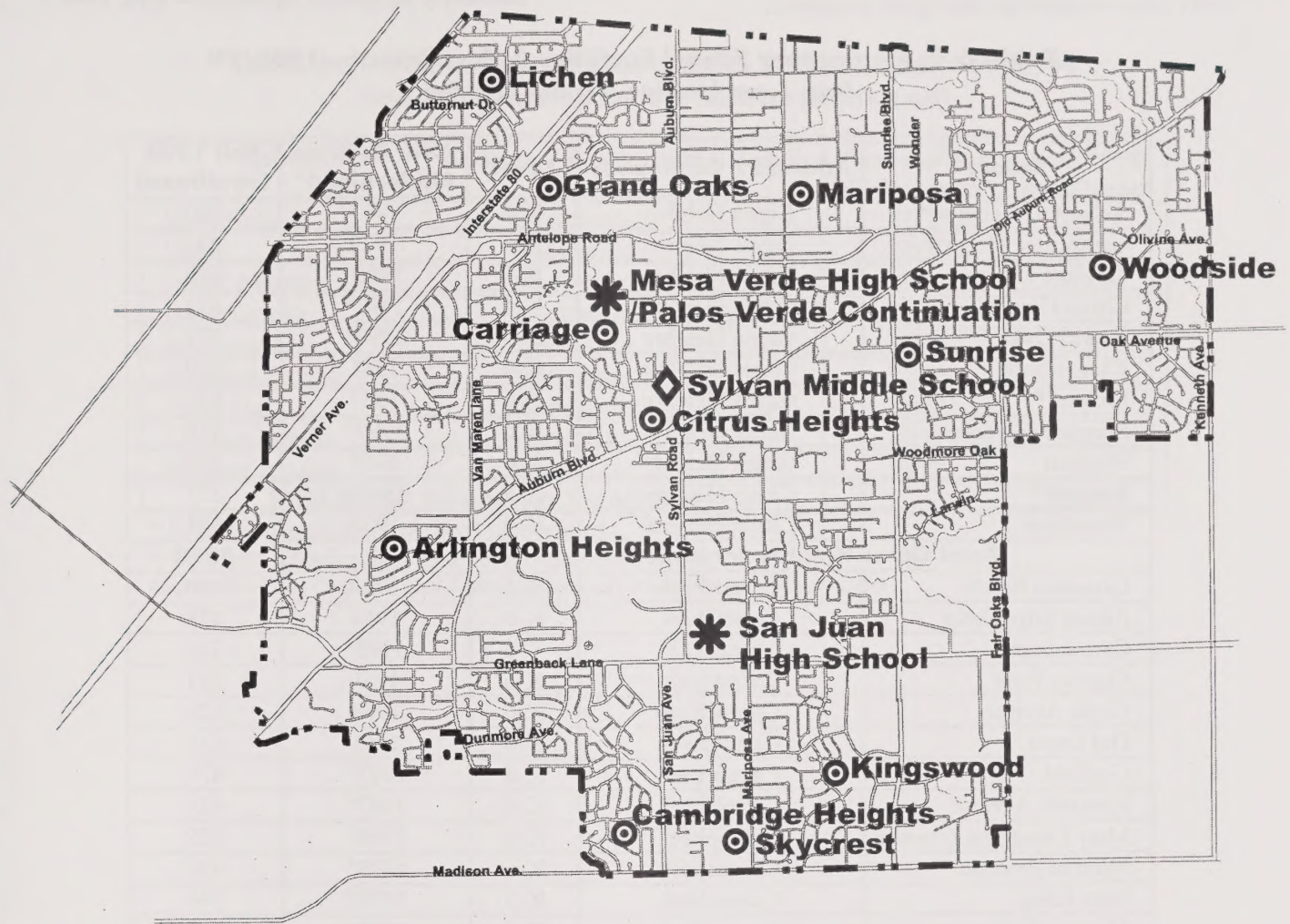
**Table 6-8: Actual and Projected Enrollment Figures
San Juan Unified School District**

	Actual Enrollment					Projected Enrollment				
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Elementary (K-6)	25,370	24,987	25,300	25,437	25,208	25,068	24,589	25,179	25,181	25,168
Middle (7-8)	7,250	7,310	7,277	7,290	7,287	7,423	7,783	7,796	7,969	8,114
High School (9-12)	13,512	13,388	13,716	13,969	14,111	13,441	14,356	14,349	14,296	14,307
K-12 TOTAL	46,132	45,685	46,293	46,696	46,606	45,932	46,728	47,324	47,446	47,589
Other	1,327	1,367	1,314	1,197	1,188	1,009	1,542	1,009	1,012	1,012
GRAND TOTAL	47,459	47,052	47,607	47,893	47,794	46,941	48,270	48,333	48,458	48,601

Source: San Juan Unified School District, Facilities Fee Assessment Program Renewal & Expenditure Report, May 1998.

The SJUSD maintains an Open Enrollment policy to offer choice and to help equalize site capacities and enrollment figures throughout the District. If a school in a particular neighborhood is at or over capacity, the District may provide bussing to accommodate students at nearby schools not experiencing capacity restrictions. Magnet programs, which focus secondary education in a particular direction (e.g. engineering, business), and elementary G.A.T.E. and Rapid Learner programs facilitate the open attendance policy by drawing students to schools outside of their neighborhoods.

Elementary schools within the SJUSD enrolled approximately 25,000 students in the Fall of 1998. Eleven of the District's elementary schools are located within the Citrus Heights city limits, five of which have been modernized within the last decade. Table 6-9 describes all of the elementary school sites within the District, along with their 1998/99 enrollment figures. Figure 6-4 shows the location of each school within the city limits. In 1998, the District enrolled approximately 7,400 students in 10 middle school sites. Only one of these schools, Sylvan Middle School, is located within the City of Citrus Heights. The District also maintains 9 high schools sites, with total enrollment reaching approximately 13,500 in 1998. Two of these high school sites service the City of Citrus Heights, as shown in Figure 6-4. Table 6-10 lists each of the Districts middle and high school facilities, along with their 1998/99 enrollment figures.



LEGEND

- ⊙ Elementary School
- ◇ Middle School
- * High School

Public Schools Facilities

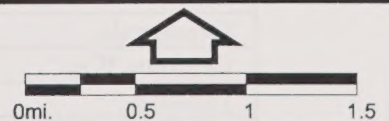


FIGURE 6-4

Table 6-9: Elementary School Facilities & Enrollment - 1998/99
San Juan Unified School District

School	Address / Community	Level	Year Built or Modernized*	Fall 1998 Enrollment
Arlington Heights**	Citrus Heights	K-6	1957	520
Cambridge Heights	Citrus Heights	K-6	1970	436
Carriage Drive	Citrus Heights	K-6	1996*	616
Citrus Heights	Citrus Heights	K-6	1997*	471
Grand Oaks	Citrus Heights	K-6	1997*	557
Kingswood**	Citrus Heights	K-6	1961	609
Lichen**	Citrus Heights	K-6	1967	545
Mariposa Avenue	Citrus Heights	K-6	1997*	518
Skycrest	Citrus Heights	K-6	1959	728
Sunrise**	Citrus Heights	K-6	1997*	377
Woodside	Citrus Heights	K-6	1978	521
Total Citrus Heights Enrollment				5898
Cameron Ranch	Carmichael	K-6	1964	400
Albert Schweitzer	Carmichael	K-6	1961	438
Carmichael	Carmichael	K-6	1998*	525
Charles Peck	Carmichael	K-6	1961	501
Coyle Avenue	Carmichael	K-6	1963	422
Del Dayo	Carmichael	K-6	1963	428
Garfield	Carmichael	K-6	1997*	476
Kenneth Avenue	Carmichael	K-6	1997*	495
Mary Deterding (charter)	Carmichael	K-6	1998*	558
Mission Avenue	Carmichael	K-6	1995*	430
Starr King	Carmichael	K-5	1998*	346
Thomas Kelly	Carmichael	K-6	1999*	387
Earl Le Gette	Fair Oaks	K-6	1998*	475
Fair Oaks	Fair Oaks	K-6	1995*	338
Harry Dewey	Fair Oaks	K-6	1993*	471
John Holst	Fair Oaks	K-6	1998*	447
Leighton Littlejohn	Fair Oaks	K-6	1998*	416
Northridge	Fair Oaks	K-6	1995*	401
Roberts	Fair Oaks	K-6	1997*	410
Gold River Discovery**	Gold River	K-6	1993	678
Green Oaks	Orangevale	K-6	1999*	421
Oakview Community	Orangevale	K-6	1993*	455
Orangevale	Orangevale	K-8	1997*	477
Ottomon Way	Orangevale	K-6	1986	418
Palisades	Orangevale	K-6	1997*	229
Pershing	Orangevale	K-6	1960	464
Thomas Coleman	Orangevale	K-6	1997*	407
Trajan	Orangevale	K-6	1983	561
Twin Lakes	Orangevale	K-6	1990	683
Billy Mitchell	Sacramento	K-6	1999*	363
Cottage	Sacramento	K-6	1997*	382
Creekside	Sacramento	K-6	1997*	354
Del Paso Manor	Sacramento	K-6	1996*	496

**Table 6-9: Elementary School Facilities & Enrollment - 1998/99
San Juan Unified School District (continued)**

School	Address / Community	Level	Year Built or Modernized*	Fall 1998 Enrollment
Dyer-Kelly	Sacramento	K-5	1997*	504
Greer	Sacramento	K-6	1997*	424
Howe Avenue	Sacramento	K-5	1996*	703
James Cowan	Sacramento	K-6	1995*	429
Mariemont	Sacramento	K-6	1993*	532
Pasadena Avenue	Sacramento	K-6	1997*	429
Sierra Oaks	Sacramento	K-6	1998*	477
Thomas Edison	Sacramento	K-6	1998*	471
Whitney Avenue	Sacramento	K-6	1998*	449
Total SJUSD Elementary Enrollment				25,068

* Indicates schools that have been modernized.

** Indicates schools with a Year-round calendar.

Source: San Juan Unified School District, Elementary School Profiles, Winter 1999.

Table 6-10: Middle & High School Facilities & Enrollment - 1998/99
San Juan Unified School District

School	Community	Level	1998 Enrollment
<i>Middle Schools</i>			
Sylvan	Citrus Heights	7-8	656
Total Citrus Heights Enrollment			656
John Barrett	Carmichael	6-8	744
Starr King	Carmichael	6-8	478
Winston Churchill	Carmichael	6-8	955
Will Rogers	Fair Oaks	6-8	874
Andrew Carnegie	Orangevale	7-8	876
Louis Pasteur	Orangevale	7-8	885
Arcade	Sacramento	6-8	670
Arden	Sacramento	6-8	669
Jonas Salk	Sacramento	6-8	616
Total SJUSD Middle Enrollment			7423
<i>High Schools</i>			
Mesa Verde	Citrus Heights	9-12	1042
San Juan	Citrus Heights	9-12	1014
Total Citrus Heights Enrollment			2056
Bella Vista	Fair Oaks	9-12	1762
Del Campo	Fair Oaks	9-12	1880
Casa Roble	Orangevale	9-12	1852
El Camino	Sacramento	9-12	1707
Encina	Sacramento	9-12	847
Mira Loma	Sacramento	9-12	1413
Rio Americano	Sacramento	9-12	1924
Total SJUSD High Enrollment			13441

Source: San Juan Unified School District, Middle School Profiles & High School Profiles, Fall 1998.

In addition to the traditional elementary, middle and high school facilities owned by the District, it also operates three continuation schools, three learning centers, one pre-school/early elementary and three adult education programs. The Palos Verdes Continuation school is located in Citrus Heights, on the same property as San Juan High School. Table 6-11 describes each of the Districts additional school facilities.

Since February of 1992, the SJUSD has maintained the following enrollment capacity standards, applicable to all school facilities in the District:

Elementary School (K-6): 625 to 850 students

Middle School (7-8): 800 to 1100 students

High School (9-12): 1750 to 2200 students

All new school facilities, and remodeling/expansion projects, must be in conformance with the above standard, to maintain appropriate and efficient size community facilities.

**Table 6-11: Additional School Facilities 1998/99
San Juan Unified School District**

School	Community	Level
Palos Verde Continuation	Citrus Heights	9-12
Marvin Marshall	Carmichael	P-2
Ralph Richardson Center	Carmichael	K-12
Bella Vista (Evening)	Fair Oaks	Adult Ed
El Sereno - Indep.Study	Fair Oaks	9-12
Via Del Campo Continuation	Fair Oaks	9-12
La Vista Center	Orangevale	4-Adult
Children's Receiving Home	Sacramento	K-12
La Entrada Continuation	Sacramento	9-12
Laurel Ruff Center	Sacramento	P-Adult
Orange Grove HDCCP	Sacramento	Adult Ed
Sierra Nueva	Sacramento	7-12
Winterstein	Sacramento	Adult Ed

Source: San Juan Unified School District, All Schools Telephone Directory, 1998-99 School Year.

The State's class-size reduction mandate has been slightly modified by the District, in order to better meet local public education demand. District loading standards for elementary schools are 20 students per classroom for grades K-3 and 34 students per classroom for grades 4-6. Middle and high school loading standards are 30 students per regular classroom.

Lab classrooms maintain a 24 student maximum, while music classrooms can hold up to 35 students. Special education classrooms for all grade levels throughout the District are limited to 15 students per classroom.

In 1998 voters passed Measure S, which will allow for the modernization and repair of school facilities by 2002. Along with State funds, Measure S will provide for the construction of a multi-purpose room in Cambridge Heights Elementary. Modernization projects will be completed in Arlington Heights, Lichen, Skycrest, Cambridge Heights and Kingswood Elementary Schools. Finally, Citrus Heights Elementary and San Juan High School will see Heating, Ventilation, and Air Conditioning (HVAC) projects.

Because the service area of the SJUSD is nearly built-out, the District has sold all of its excess properties and acreage adjacent to existing school sites. The District feels it will not need to

construct a new school facility in the foreseeable future, but can continue to provide adequate levels of service through modernization and rehabilitation of existing school sites.

There are also a number of private and parochial schools within the City of Citrus Heights. Pre-school and kindergarden schools include, but are not limited to: Ascension Christian Preschool, Children's Choice Learning Center, Creative Frontiers School, Discovery Tree School, Harmony Day School, and Kindercare Learning Center. Elementary and secondary schools include, but are not limited to: Carden Sunrise Christian School, Countyside Montessori School, Faith Christian Academy, The Phoenix Schools, and St. Mark's Lutheran Church & School.

Citrus Heights School Capacities

All SJUSD public school facilities within city limits (elementary, middle and high schools) are currently at 83 percent or higher capacity. The average capacity level of the 11 elementary school facilities within the City of Citrus Heights is approximately 92 percent, enrolling an average of 536 students per school. Whereas the sole middle school in the City is over capacity restrictions (101%), the average capacity level of the two high schools totals only 87 percent with over 1,100 students each. Table 6-12 summarizes the enrollment and capacity figures for SJUSD schools within Citrus Heights.

**Table 6-12: Citrus Heights School Facility Capacities
San Juan Unified School District**

School	Address	Level	Total Classrooms	Fall 1998 Enrollment	School Capacity	% Capacity as of Fall 1998
Elementary Schools						
Arlington Heights**	6401 Trenton Way	K-6	25	521	553	94%
Cambridge Heights	5555 Fleetwood Drive	K-6	20	438	504	87%
Carriage Drive	7519 Carriage Drive	K-6	29	617	632	98%
Citrus Heights	7085 Auburn Boulevard	K-6	24	473	494	96%
Grand Oaks	7901 Rosswood Drive	K-6	26	563	578	97%
Kingswood**	5700 Primrose Drive	K-6	28	610	662	92%
Lichen**	8319 Lichen Drive	K-6	28	541	604	90%
Mariposa Avenue	7940 Mariposa Avenue	K-6	30	518	568	91%
Skycrest	5641 Mariposa Avenue	K-6	35	723	761	95%
Sunrise**	7322 Sunrise Boulevard	K-6	25	379	430	88%
Woodside	8248 Villa Oak Drive	K-6	26	517	619	84%
Elementary School Averages			27	536	582	92%
Middle Schools						
Sylvan	7137 Auburn Boulevard	7-8	32	687	682	101%
Middle School Averages			32	687	682	101%
High Schools						
Mesa Verde	7600 Lauppe Lane	9-12	50	1108	1207	92%
San Juan	7551 Greenback Lane	9-12	68	1109	1337	83%
High School Averages			59	1108	1272	87%
Total Citrus Heights Schools			446	8804	9631	91%

** Indicates schools with a year-round calendar.

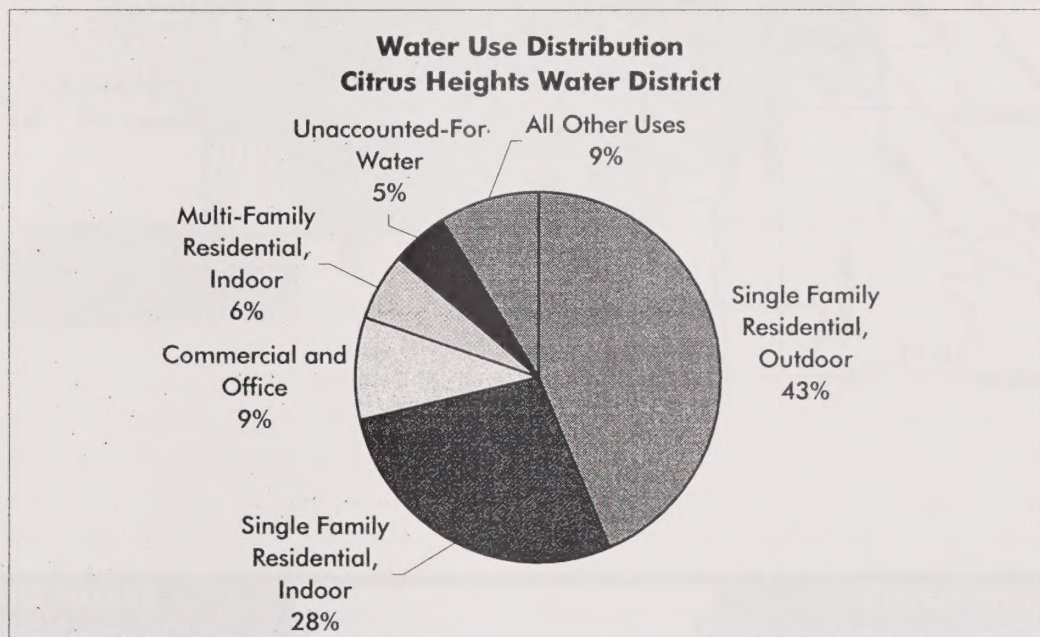
Source: San Juan Unified School District Planning Department, School Capacity and Room Utilization Report 1998/99.

Water Supply

The City of Citrus Heights is supplied with potable water by three separate water purveyors. The service area boundaries of the Citrus Heights Water District, Citizens Utilities Company of California, and Northridge Water District are shown in Figure 6-5.

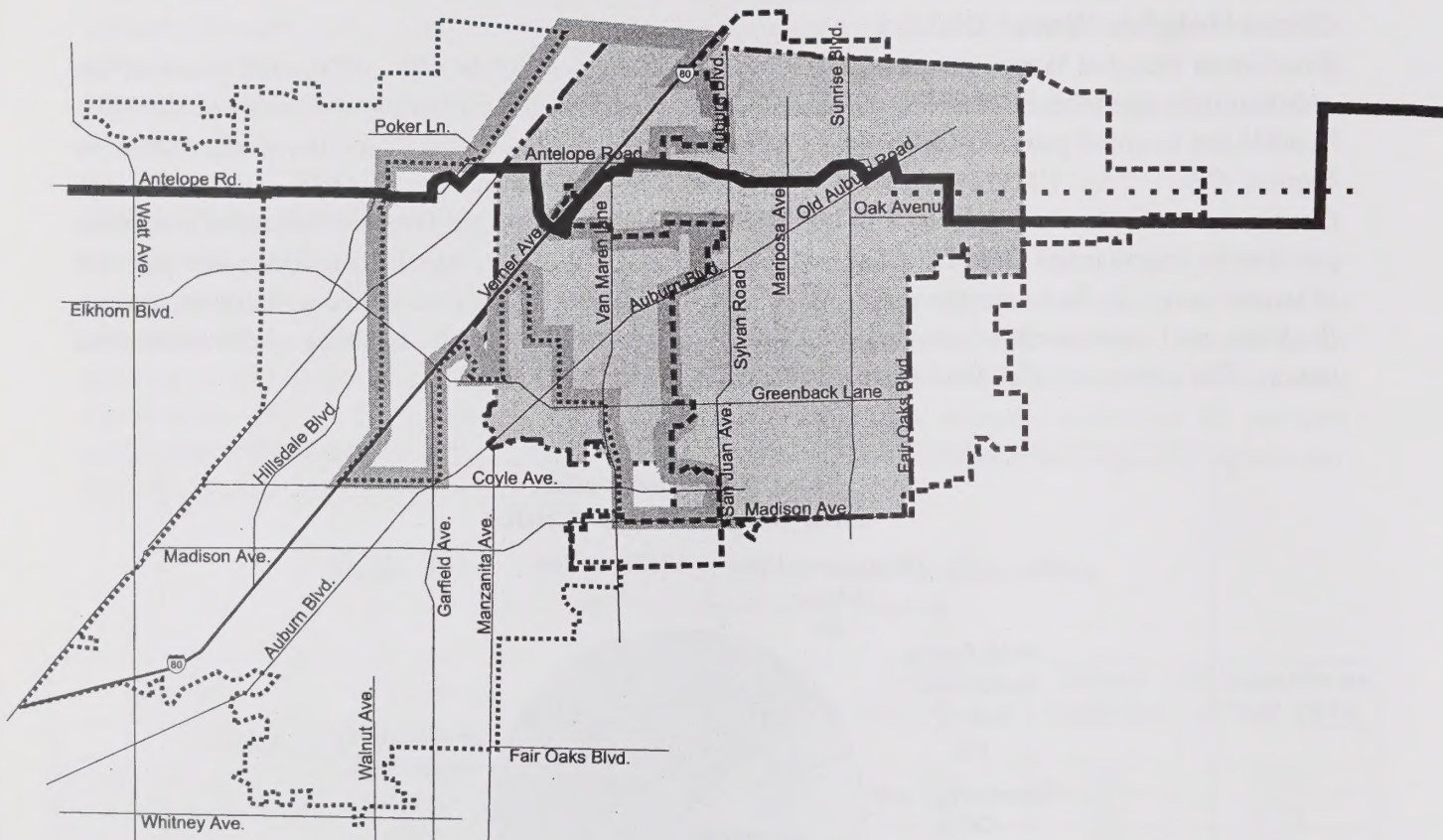
Citrus Heights Water District

The Citrus Heights Water District (CHWD) was formed on October 25, 1920, and is one of the oldest public agencies in the City. The CHWD encompasses the eastern two-thirds of the City, in addition to small parts of Orangevale, Fair Oaks, Carmichael, and Roseville, as illustrated by Figure 6-6. The CHWD's service population is approximately 62,000. The estimated distribution of water in the CHWD includes 71 percent to single family residential and nine percent to commercial and office users. Unaccounted-for water, which constitutes five percent of water usage, is that amount resulting from leaks, meter inaccuracies, fire protection, system flushing, and construction uses, while All Other Uses include public facilities and institutional users. The water use distribution in CHWD is illustrated below.



Source: Citrus Heights Water District, Water System Master Plan, April 1998.

CHWD is currently at 85-90 percent of projected build-out. CHWD build-out, as estimated by the Sacramento City-County Office of Metropolitan Water Planning (CCOMWP), will be in 2024, with a population of 70,148 residents and 28,034 dwelling units. The projected CHWD build-out average annual water demand without additional conservation is 23,092 acre-feet, or an average of 294 gallons per person per day (gpcpd). With anticipated water conservation savings, projected normal year water demand at build-out is 19,500 acre-feet (248 gpcpd). The Stock Ranch area of the City is planned for build-out in the near future, and will consume a large portion of remaining projected water demand.



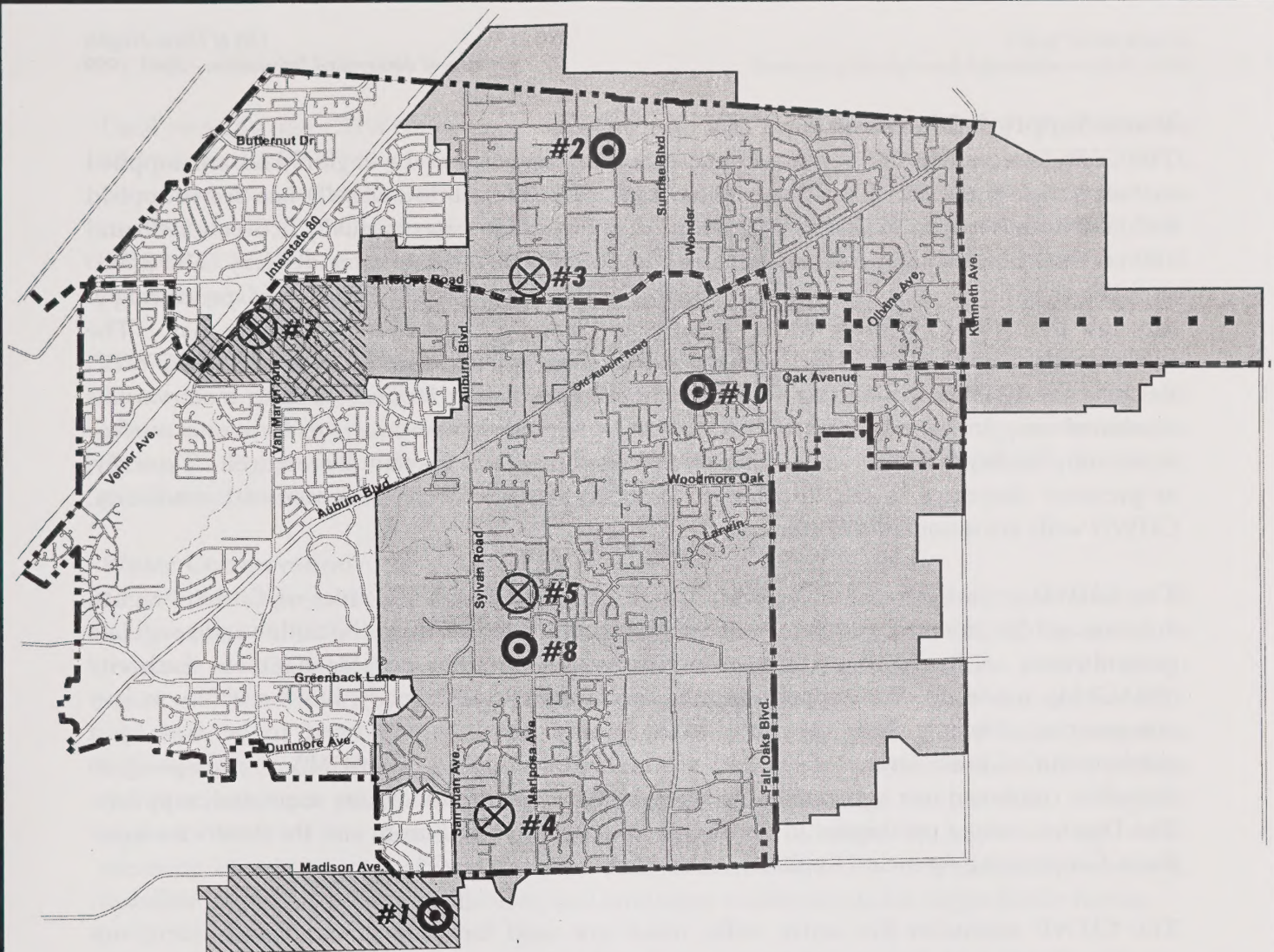
LEGEND

- City Limit
- Citrus Heights Water District Boundary
- Northridge Water District Boundary
- Citizens Utility Company of California
- Northridge/San Juan Transmission Main
- Citrus Heights WD Transmission Main

Water Districts in Citrus Heights



FIGURE 6-5



LEGEND

-  **City Limit**
-  **Water District Service Area**
-  **Northridge Water District Conveyance Pipeline/
San Juan Cooperative Transmission Pipeline**
-  **Non-Active Well (2)**
-  **Active Well (5)**
-  **Reduced Pressure Zone**
-  **Citrus Heights WD Transmission Main**

Citrus Heights Water District

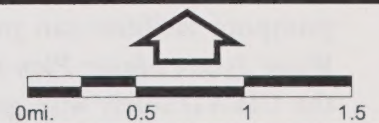


FIGURE 6-6

Water Supply & Distribution

The CHWD serves as one of five water distribution agencies in the region who are supplied surface water by the San Juan Water District (SJWD). Overall, the CHWD has been supplied by SJWD with between 17,100 to 20,865 acre-feet of surface water annually between 1986 and 1996. This comprises approximately 35 percent of SJWD's surface water delivery. The SJWD supplies the distribution districts with surface water from Folsom Lake, after processing it through the SJWD Peterson Water Treatment Plant (WTP) facility in Granite Bay. The surface water supplied by SJWD is delivered through gravity flow from the Peterson WTP. Because the CHWD is planning for groundwater production facilities to help meet various combined-use, drought year and peak demand projections, the need for additional surface water supplies beyond what has historically provided by SJWD may not be required. Typically, as pressure decreases in the distribution pipeline system during peak demand conditions, CHWD wells are automatically started.

The CHWD is participatory to a Joint Powers Agreement with the cities of Citrus Heights, Folsom, and Sacramento, and Sacramento County, which grants them the authority to regulate groundwater. A Board, the Sacramento North Area Groundwater Management Authority (SNAGMA), made up of an appointed member of each water agency, has the ability to levy assessments. During drought years, water supply demands will need to be met by a combination of both surface water and ground water supplies. SNAGMA is attempting to formalize combined-use agreements between surface and ground water users and suppliers. The District is also a participant in the Sacramento Area Water Forum and the American River Basin Cooperating Agencies' Regional Water Master Plan (RWMP).

The CHWD maintains five active wells, which are used for peak demand and emergency supplies. Table 6-13 lists the District's active wells; the location of each well is indicated in Figure 6-6. Four active groundwater wells are located within the City, with a fifth just south of the city limits. The CHWD groundwater system provides total well capacity of 5,250 gpm. The firm capacity of the groundwater well system – i.e. with the largest producing well (Sylvan) off-line – is 3,700 gpm.

However, emergency water needs (in the case that CHWD's surface water supply was interrupted) are higher than existing pumping facilities can provide. The *CHWD Water System Master Plan* states that to supply the CHWD solely with ground water during drought and emergency demands, seven new wells would be needed, with an average well capacity of 1,000 gpm. The CHWD Capital Improvement Plan anticipates construction of these seven new wells over the next ten years.

**Table 6-13: Active Well Capacity Data
Citrus Heights Water District**

Well Name	Capacity, gpm
Palm Well	1500
Patton Well	600
Verne Well	600
Sylvan Well	1550
Sunrise School Well	1000
Total CHWD Capacity	5250

Source: Citrus Heights Water District, Water System Master Plan, April 1998.

Until recently, the CHWD's primary water transmission pipeline was a 42"/30" Transmission Main from the SJWD that was installed in 1958. In 1993, the CHWD teamed with the SJWD, Fair Oaks Water District, OrangeVale Water Company, and Northridge Water District to construct a 78"/72" Cooperative Transmission Pipeline (CTP). This new transmission line, completed in 1997, creates redundancy within the water distribution system in the City, and provides peak flow relief to the District's 42" Transmission Main.

The CHWD is supplied surface water from SJWD through a gravity flow transmission system. This system provides relatively high pressure throughout the District, although one reduced pressure zones has been developed in the City; the location of the reduced pressure zone is shown in Figure 6-6. Based on static pressure available from SJWD's Hinkle Reservoir, pressure in the District varies between 60 psi and 110 psi.

Water Conservation

In addition to pre-1914 water rights held by SJWD, the CHWD uses United States Bureau of Reclamation (USBR) water through contract with the SJWD. The CHWD is therefore required to fully implement a Best Management Practices (BMPs) conservation plan for urban water use. The *CHWD Water System Master Plan* calculated that normal water demand at build-out would total 23,092 acre-feet per year. By utilizing the water conservation programs included within the BMPs, CHWD could save an estimated 16 percent conservation savings (3,592 acre-feet per year) for a total build-out demand of 19,500 acre-feet per year. A majority (approx. 90%) of the estimated conservation would be attained by implementing water metering of existing connections and new construction, followed by a system leak reduction, installation of ULF toilets and showers, and landscape requirements for single family homes.

Many of the BMP programs, i.e. system audits, assume fully metered systems, which have not historically been installed within the District. The CHWD has traditionally used a flat rate to charge for water supply and distribution. As of March of 1999, the CHWD had only 3,300 of 18,063 service connections installed with water meters. In 1995, the CHWD began a program of voluntary water meter installation in order to comply with the Bureau of Reclamation mandate by 2005. By early 1999, all commercial structures, public agencies and multi-family accounts will be retrofitted with water meters. Finally, the CHWD will retrofit all remaining single-family residential units with meters between 1999 and 2004, which entails approximately 15,300 meters. However, water savings will ensue in residential areas before the Bureau mandate through the voluntary metering program.

Capital Improvement Program

A major component of the CHWD's Capital Improvement Plan (CIP) for 1999 through 2030 is the implementation of an aggressive program of replacing old pipelines in the transmission and distribution system. Leaks and maintenance problems with old tar-dipped and asphalt wrapped steel pipelines, installed in the 1940s and 1950s, make them a primary target for replacement. The CIP also plans for the replacement of fire hydrants to improve fire suppression flows, and the addition of disinfecting equipment for existing ground water wells

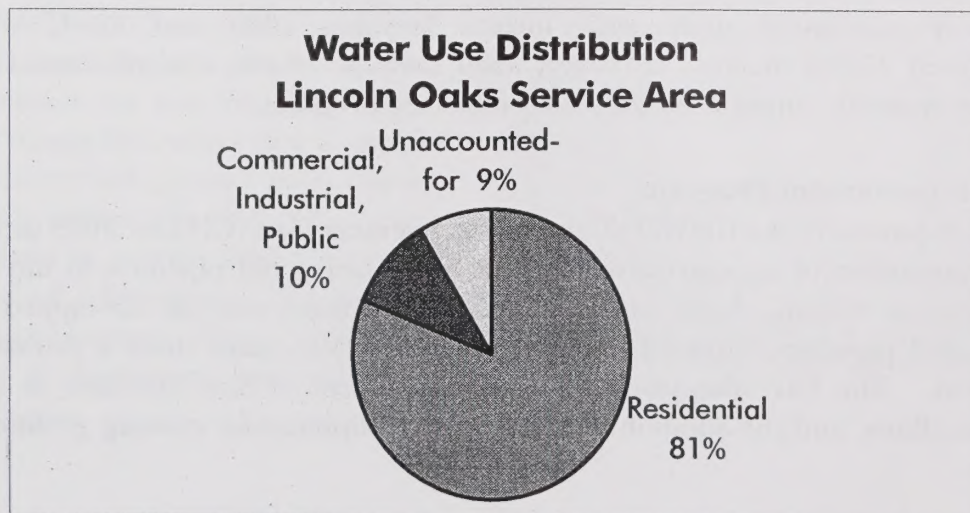
as required by the Safe Drinking Water Act. Future facility needs include seven new ground water wells and major transmission pipeline improvements.

Planned distribution pipeline improvements will create redundancy within the system, thereby improving water quality and distribution reliability. The Cooperative Transmission Pipeline is the second major connection with SJWD, and improves the reliability of the surface water supply delivery. However, improvements to the ground water production system are necessary to ensure water delivery in emergency situations should the surface water source be interrupted.

Citizens Utilities Company of California

The Citizens Utilities Company of California (CUCC) is a private firm that provides water to a number of small disjointed service areas throughout the Sacramento region. The City of Citrus Heights is located within the Lincoln Oaks Service Area (LOSA), which consists primarily of groundwater wells and small distribution mains. The Lincoln Oaks Water Company first purchased water system properties in northeastern Sacramento County in 1957. A water supply permit was granted to the Lincoln Oaks Water Company in October of 1961 to supply domestic water to the community of Citrus Heights, and in June of 1965, the Lincoln Oaks Water Company merged with CUCC. Figure 6-7 shows the CUCC Lincoln Oaks Service Area boundaries and well sites in relation to the city limits. The CUCC is also a member of the Sacramento Area Water Forum.

Total water production in 1995 was 11.6 million gallons per day (mgd), or approximately 13,000 acre-feet. Annual water use has remained relatively constant, between nine and 11 mgd for the last 10 years. Unaccounted-for water - water use resulting from unauthorized connections and leaks, meter inaccuracies, fire protection and training, system and street flushing, and construction uses - is assumed to be nine percent of water use in the LOSA. The 1998 *Lincoln Oaks Water System Master Plan* estimated the 1995 LOSA population to be approximately 43,700, with residents using 215 gpd per person. Therefore, 1995 residential water use was estimated to be approximately 81 percent of total water use, as shown in the chart below.



Water Supply & Distribution

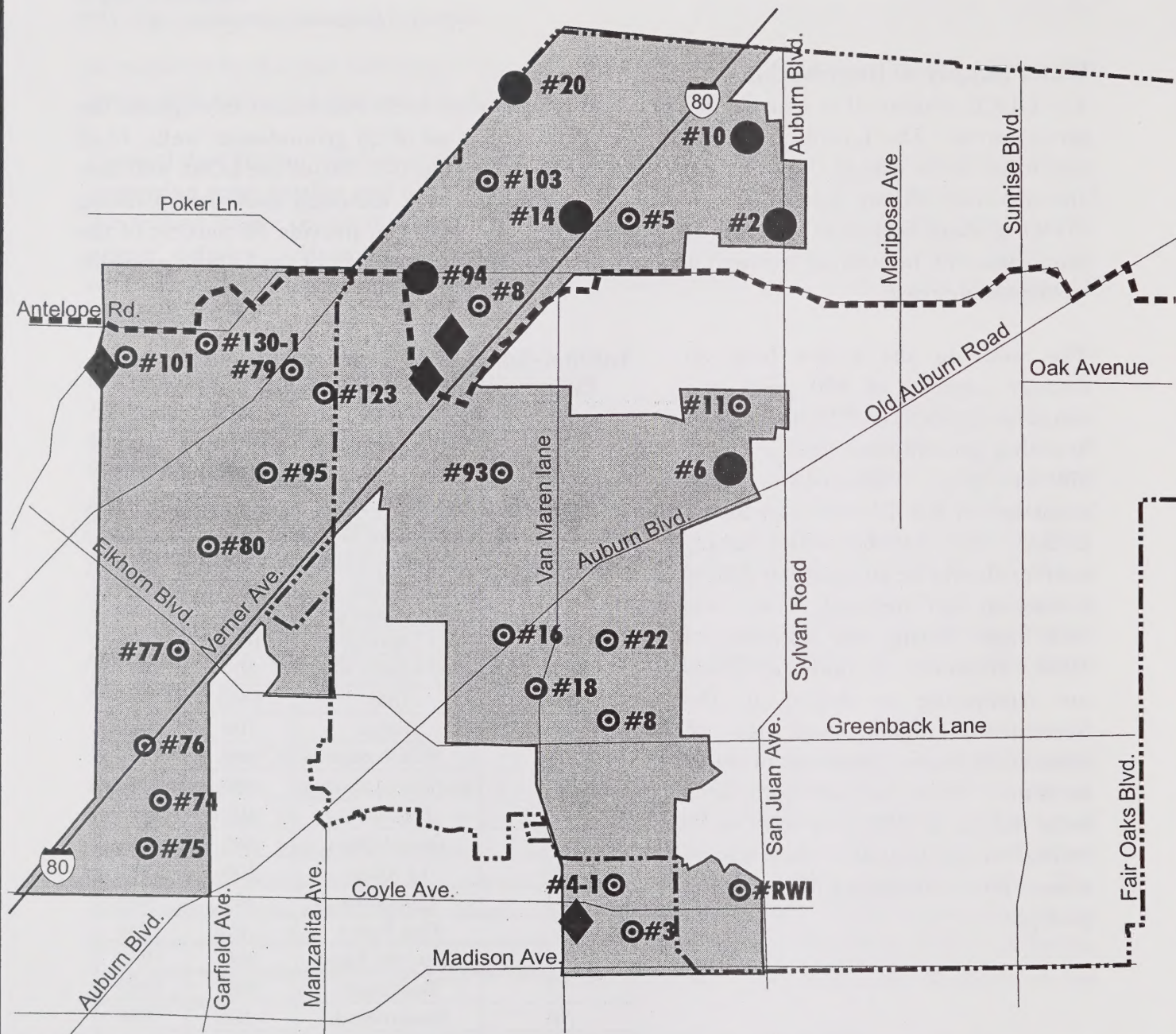
The CUCC obtains all of its water supply from groundwater wells distributed throughout the service areas. The Lincoln Oaks water system utilizes a total of 26 groundwater wells, 11 of which are in the City of Citrus Heights, as illustrated in Figure 6-7. Six of the LOSA well sites are currently off-line due to suspected organic contaminants, although they meet existing drinking water standards. During the wet season three wells can provide 85 percent of the water demand, but during the high demand periods in the summer all of the LOSA's available wellheads are used.

The wells in the LOSA have an average capacity of 900 gpm, and range in depth from 235 to 510 feet. Standing groundwater level is 139 to 200 feet deep. Table 6-14 describes capacities of the 22 well sites in the LOSA. The CUCC's water supply sources should be adequate to deliver maximum day demand, which was 16.6 mgd during the summer of 1996. However, groundwater levels are continuing to decline in the Sacramento region, and are of concern to future provision of water services. Three of the Company's wells drilled in 1955 may have to be retired in the next few years due to water levels dropping below well pumps.

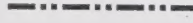
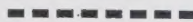
**Table 6-14: Lincoln Oaks Well Capacity Data
Citizens Utilities Company of California**

Well No.	Well Name	Capacity (gpm)	Year drilled
<i>Active Wells</i>			
81	Andrea No. 1	1500	1974
95	Andrea No. 2	1800	1977
11	Carriage	400	1973
101	Cherbourg	1300	1977
RWI	Chipping	1000	1960
22	Crosswoods	800	1974
123	Daly	1400	1995
80	Diablo	700	1966
74	Fort Sutter	500	1955
16	Halifax (Auburn)	500	1964
75	Hemlock	400	1955
3	Laurel Oaks	500	1957
8	Le Mans	800	1959
4-1	Linda Sue	500	1955
5	Oak Berry	1,100	1958
79	Roseville Road	600	1973
77	Rushmore	500	1959
76	Shenandoah	1,000	1955
93	Twin Park	1,600	1977
18	Van Maren	900	1973
Total Active Well Capacity		17,800	
<i>Off-line Wells</i>			
6	Glass Slipper	400	1959
2	Oak Forest	1,000	1957
10	Sandalwood	900	1961
94	Summerplace	1,000	1977
14	Treelark	700	1964
20	Villaview	1,000	1974
Total LOSA Capacity		22,800	

Source: Citizens Utilities Company of California, Lincoln Oaks Water Master Plan, February 1998.



LEGEND

-  City Limit
-  Lincoln Oaks Service Area
-  Northridge Transmission Main
-  Active Well Location
-  Contaminated Well Location
-  Interconnection

Citizens Utilities Company of California Lincoln Oaks Service Area

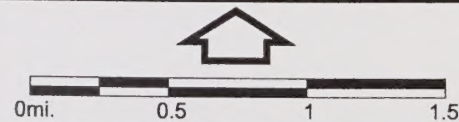


FIGURE 6-7

CUCC maintains a gravity distribution system, utilizing booster pumps at each wellhead. Small distribution pipelines (6" to 8" size) purvey water to LOSA customers. This distribution system should be able to deliver the required fire flow plus maximum day demand, which was 16.6 in the summer of 1996. In 1996, the CUCC reported a total of 13,950 water connections for the Lincoln Oaks Service Area. The LOSA contained 1,139 metered connections, while the remaining 12,811 water connections maintained by CUCC were flat rate connections.

The Lincoln Oaks system consists of one pressure zone, with pressures typically ranging from 40 to 70 pounds per square inch (psi). However, Interstate 80 and the Southern Pacific Railroad tracks serve to separate the distribution system into several relatively isolated subareas. The distribution system has three pipelines which cross under Interstate 80, and one pipeline that crosses under the railroad right-of-way. The CUCC is currently preparing plans to construct a large booster station just outside of the city limits to improve water pressure.

The 1998 *Lincoln Oaks Water System Master Plan* states that the CUCC should attempt to secure an imported surface water supply of approximately 2,500 acre-feet per year to accommodate future build-out demand. The Lincoln Oaks system has several interconnections with neighboring water purveyors, for emergency and fire flow demands. The CUCC may also consider the construction of additional storage facilities in the LOSA to meet future peak hour and fire flow demands.

Water Conservation

In 1996, the CUCC developed an *Urban Water Management Plan* (UWMP) to comply with California Department of Water Resources (DWR) regulations for water conservation. The four Best Management Practices (BMPs) the CUCC was not implementing in the LOSA in 1996 included: metering with commodity rates – only new LOSA construction is metered, there is no retrofit metering program; commercial and industrial water use review – as a private firm, the CUCC does not have the authority to mandate construction review and practices; conservation pricing – conservation pricing is only in effect for metered customers, non-metered customers do not pay higher water rates in dry season months; and ultra low flush toilet replacement – the CUCC does not have a toilet replacement program.

The UWMP also discussed the potential for water reuse (reclamation) in the Sacramento region. Wastewater is collected and treated by the Sacramento Regional County Sanitation District (SRCSD), and could begin to offer reclaimed water supplies to water purveyors throughout the County. The reclaimed water supply would be used primarily for irrigation of agriculture and major landscaped areas (i.e. parks, school sites, golf courses, and cemeteries). The estimated potential reclaimed water demand from CUCC is over 3,000 acre-feet per year.

Capital Improvement Program

Lincoln Oaks does not have enough water supply to meet peak hour demands in the event of a loss of one of the main groundwater wells. The 1998 *Lincoln Oaks Water System Master Plan Capital Improvement Program* (CIP) recommends that two 1-million-gallon storage reservoirs be constructed in the LOSA.

It must also be noted that many of the Lincoln Oaks wells are over 40 years old. The CIP recommends that two wells per year be inspected and rehabilitated, with wellhead treatment as necessary, focusing first on the oldest wells which have shallow pump settings based on groundwater levels. Some of the distribution pipelines that deliver water to LOSA customers from the wellheads are also over 40 years old and in need of replacement. The CIP budgets approximately \$500,000 per year for main replacement.

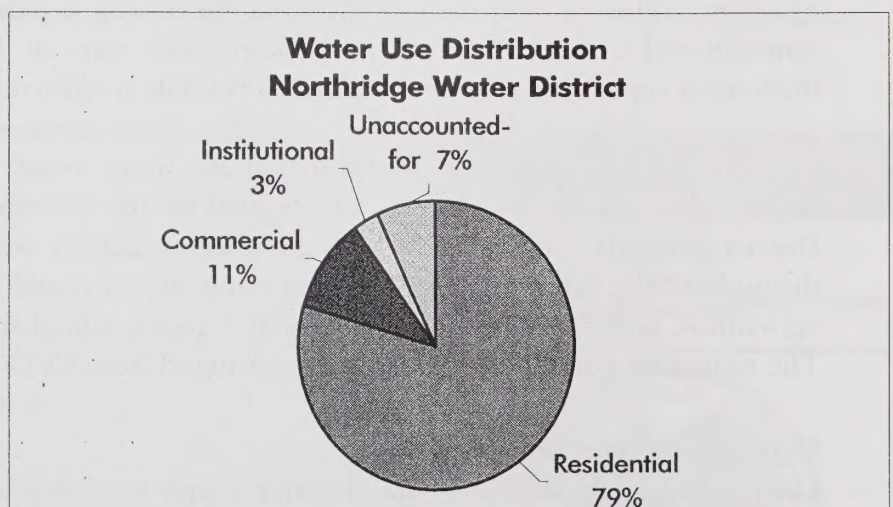
Northridge Water District

The Northridge Water District (NWD) encompasses 14.5 square miles in the northeastern Sacramento County, including portions of Sacramento, Fair Oaks, Antelope, North Highlands, Carmichael, and Citrus Heights, as shown in Figure 6-8. Thirty-two groundwater well sites (25 of which are operational) provide groundwater supply, which is distributed through gravity mains.

In 1998, the NWD had 21,500 residential connections and 1,600 commercial accounts, serving a population of over 70,000. In addition to the defined District boundaries illustrated in Figure 6-8, the NWD also delivers supplemental and/or emergency water supply to McClellan Air Force Base. The NWD produced approximately 5,800 million gallons of water from its groundwater wells in 1990, and purchased an additional 158 million gallons.

Historically, annual water production in the NWD has increased from 6.56 mgd in 1970 to 9.50 mgd in 1980 and 16.42 mgd in 1990 (note: 1990 data includes purchased water supplies and also includes production for the purchased Arvin area in 1986). As population growth has occurred in the region, annual water production has experienced corresponding growth, although water use per capita has remained relatively steady, with an average of 250 gpcd over the two-decade span. Residential customers of the NWD are charged a flat rate for their water use. Because the District obtains water from groundwater wells, State mandates that surface water purveyors install water meters to all customers do not apply.

Residential customers are estimated to constitute approximately 79 percent of NWD water demand, with commercial accounts constituting 11 percent. Unaccounted-for water is assumed to be seven percent of total water production. The figure to the right illustrates NWD's estimated water use distribution.



Water Supply & Distribution

The NWD's existing system is characterized as a groundwater supply and distribution system, using wells to supply peak hour and fire flow demands. The District owns 32 well sites throughout the region, 25 of which are operational, and one of which is located in Citrus Heights. Fifteen of the District's 25 operational wells were drilled prior to 1970, with the most recent constructed in 1992. Thirteen of the wells were rehabilitated in the 1980's. In the 1990's six more wells were also rehabilitated. The District only uses 17 of its wells for daily water supply, six for winter use, the remaining thirteen are reserved for summer, fire flow, and emergency demands. Pumping capacities for NWD wells range from 900 to 1,900 gpm. Total NWD well production capacity is 41 mgd. Table 6-15 shows well capacity data for NWD well sites, while each well's location is shown in Figure 6-8. The one well site located in Citrus Heights, Park Oaks #30, produces approximately 1,200 gpm.

The District also maintains several interconnections with other Water Districts in the region, from which a small percentage of total water supply (approximately 10% from 1994-97) is imported. In 1998, imported water used by NWD was conveyed through a newly constructed transmission pipeline. The majority of the imported water is surface water treated at the San Juan Peterson Water Treatment Plant (WTP) and conveyed through the District's conveyance pipeline and some through the Citrus Heights Water District distribution system.

In addition to the groundwater aquifer, which is the NWD's primary water supply and storage reservoir, a 125,000-gallon elevated steel tank tower is located adjacent to the District's headquarters. This storage tower serves as a landmark and provides some emergency storage when additional water pressure is needed in the distribution system beyond existing pumping capabilities. The NWD also maintains the Antelope Reservoir, a five million gallon ground level storage tank capable of providing 10,000 cpm with backup emergency power, which functions as an emergency storage facility and an extension of the NWD Conveyance Pipeline.

A combined-use program is currently being implemented that provides a 60/40 split of surface water and groundwater to NWD customers. Surface water supplies have been purchased through temporary, annual contracts for Section 215 excess spillway water, and are delivered through the San Juan and NWD pipelines. However, this purchased surface water must be treated at the existing San Juan Peterson WTP, and the treatment facility does not currently have the capacity to provide peak hour demands to NWD. The District plans to participate in the expansion of the Peterson WTP in 2005.

The NWD's distribution system consists of 260± miles of pipeline, ranging in size from 48" transmission mains down to 4" laterals. The NWD also owns a major portion of the 72"/78" San Juan Cooperative Transmission Pipeline (CTP). At peak hour demands, the San Juan CTP will convey surface water, approximately 59.2 mgd of which is NWD's share of the pipeline capacity. The NWD Conveyance Pipeline (CP) is a 48" pipeline constructed to deliver water to the District from the terminus of the San Juan CTP, as shown in Figure 6-5.

A computer modeling evaluation of the distribution system prepared for the 1991 *NWD Water System Master Plan* and updated in 1998 determined that deficiencies exists in the Arvin area of the District. A fire flow of 5,000 gpm at the Mercy San Juan Hospital will impair the system, and negative pressures can be anticipated. Since 1991 the District has placed several miles of 16" transmission pipelines in the Arvin area.

Capital Improvement Program

The 1996 *NWD Capital Improvement Plan* (CIP) notes that the District was at 70 percent of build-out, and half of the remaining undeveloped area is in the Antelope community. To meet projected future water needs, the CIP developed a list of capital improvement projects for both supply and distribution facilities: a new 3-million gallon reservoir is planned southeast of Freeway 80; numerous Intra-System Improvements will be constructed to enhance water distribution of surface water from the San Juan and NWD pipelines; and booster pumps will be installed as necessary to improve pressure and circulation in certain areas of the District. Several of the new surface water facilities are being constructed cooperatively with other local water agencies.

**Table 6-15: Northridge Well Capacity Data
Northridge Water District**

Well No.	Well Name	Capacity, gpm	Frequency of Use
31	Barrett Meadows	1000	Daily
15	Cabana	1100	Daily
9	Cameron	1050	Summer Only
34	Cottage	1900	Daily
20	Cypress	1000	Summer/Emerg
11	Diablo	0	Inactive
24	Don Julio	1200	Daily
3	Engle	1200	Daily
1	Evergreen	1450	Summer Only
8	Field	0	Inactive
23	Freeway	1000	Daily
5	Hillsdale	1300	Daily
27	Jamestown	1200	Daily
19	Larchmont	0	Inactive
13	Madison	0	Inactive
18	McCloud	0	Inactive
29	Merrihill	1100	Daily
26	Monument	600	Daily
28	Oakbrook	0	Inactive
17	Oakdale	1200	Daily
14	Orange Grove	1200	Summer Only
6	Palm	1073	Emergency Use
30	Park Oaks	1200	Daily
32-Center	Poker Lane Ctr	900	Daily
32-East	Poker Lane East	1300	Daily
22	River College	1000	Daily
7	Rosebud	1440	Summer Only
12	St. Johns	1300	Summer Only
25	Sutter	1700	Daily
10	Walnut	1280	Daily
21	Yucca	0	Inactive
32	W.Poker Lane W.	NA	Under Const.

Source: Northridge Water District, *Capital Improvement Plan & Facilities Development Charge & Water Rate Study*, February 1996.

Sewer/Wastewater Collection

Sacramento Regional County

Sanitation District & County Sanitation District 1

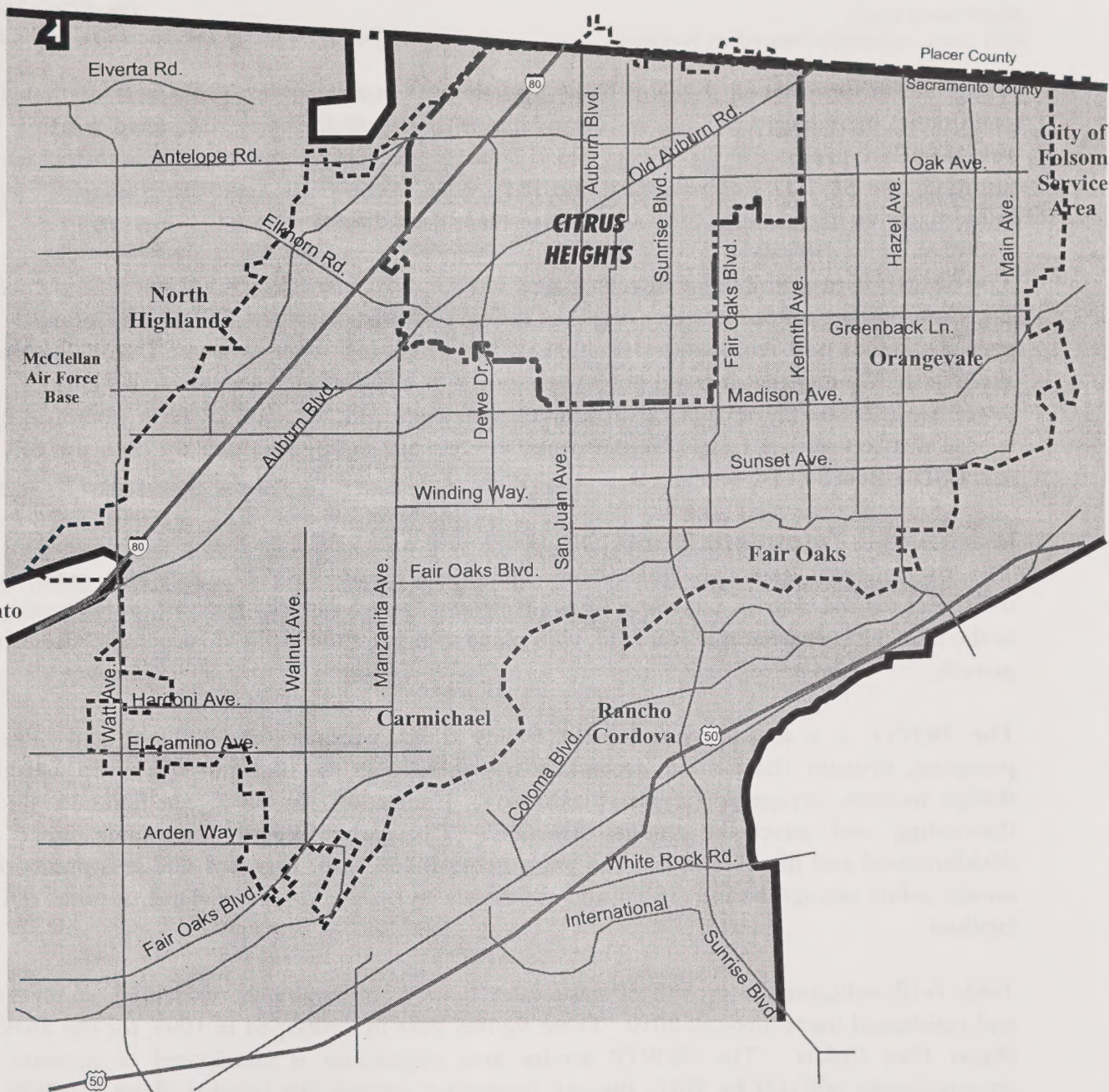
Sewerage services are provided to the Sacramento region by the Sacramento Regional County Sanitation District (SRCSD) and three smaller collection agencies. The City of Citrus Heights and all unincorporated areas of the County Urban Service Area are provided sewerage collection services by County Sanitation District 1 (CSD-1), while the City of Sacramento and City of Folsom each maintain their own sewerage collection systems. The SRCSD provides transport, treatment, and disposal of the wastewater generated within the three collection systems. The service area covered by SRCSD and CSD-1 totals approximately 229 square miles, serving a population of approximately 692,000.

Collection System

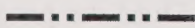
SRCSD facilities, termed the “regional system,” include a network of interceptor pipelines, pump stations, and the Sacramento Regional Wastewater Treatment Plant (SRWTP). The existing regional system was constructed in the late 1970’s and early 1980’s to control wastewater discharge and improve water quality in the American River, Sacramento River, and intermittent streams within the region. The regional system contains 2,455 miles of sewer mains, and 877 miles of service lines. More than 46,000 maintenance holes allow service crews to access the system, while 78 pump stations direct the flow of wastewater to the SRWTP.

The average dry weather flow (ADWF) is the basic measure of wastewater flows, made up of the sanitary flow contributed by residential, commercial, industrial, and institutional users of the system and the extraneous infiltration/inflow water that enters the system (groundwater infiltration and rainfall inflow). The peak dry weather flow (PDWF) and the peak wet weather flow (PWWF) are those highest wastewater flows occurring during their respective weather seasons. The ADWF of wastewater to the treatment plant is 160 mgd, with the PWWF reaching 390 mgd. The total projected ADWF at buildout within the Sewerage Service Area (plus the South Folsom Special Planning Area) is estimated to be 417 mgd. The total projected PWWF for a ten-year design storm is approximately 843 mgd.

The City of Citrus Heights is located in the District’s Northeast System, as shown in Figure 6-9. The Northeast System is the largest of the sewer trunk systems in the CSD-1, totaling approximately 552,000 feet of pipeline ranging in size from 12” to 75” diameter sewers. The Systems five sewage pump stations include Park Road, Arden Gold, Sailor Bar Park, Bannister, and Hoffman Park. The Mission Trunk Sewer extends north from the Northeast Siphons along Mission Avenue to Arcade Creek. There are also two major branches of the Mission Trunk Sewer, the first extending east from Whitney to Madison Avenue, and the second following Arcade Creek to Antelope Road and then extending east to Oak Avenues. Many smaller trunk sewers in the Northeast System follow alignments along creeks.



LEGEND



City Limit



County Sanitation District - 1 Service Area



Sacramento County Regional Sanitation District - Northeast Model Area

**Northeast System, Sacramento
Regional County Sanitation District
and County Sanitation District 1**



FIGURE 6-9

A significant portion of the Northeast System is deficient under peak wet weather flow conditions, including pipelines in Citrus Heights. The SRCSD has completed a trunk line rehabilitation project in the Sylvan Road area to decrease some capacity deficiencies. In addition, the SRCSD Hoffman Park and Park Road Pump Stations in the Northeast System could have insufficient capacity under future PWWF conditions.

The SRCSD is responsible for financing new interceptor sewers, which are sewers designed to carry ten million gallons per day (mgd) of sanitary sewage or more. CSD-1 is responsible for construction of new trunk sewer facilities within its current boundaries and unincorporated areas of the County that it could potentially annex (because of increased urbanization). Trunk sewer facilities are those that carry between one mgd and ten mgd of flow. Because both special districts service Citrus Heights, the City has one voting member on both the SRCSD and CSD-1 Board of Directors.

Wastewater Treatment Plant

The Sacramento Regional Wastewater Treatment Plant (SRWTP) provides wastewater treatment for the district, including Citrus Heights. Design capacity for wastewater treatment at the SRWTP is currently at 160 mgd, with plans to expand the facility to accommodate future growth.

The SRWTP is a secondary treatment facility which conducts raw influent and effluent pumping, primary clarification, secondary treatment with the high-purity oxygen activated sludge process, cryogenic oxygen production, disinfection, dissolved air flotation sludge thickening, and anaerobic sludge digestion. Currently, treated wastewater flows are dechlorinated and discharged into the Sacramento River, while digested sludge is pumped to on-site solids storage basins (SSBs) and ultimately to on-site dedicated land disposal (DLD) facilities.

Table 6-16 indicates the growth of wastewater flows from combined residential, commercial and residential users through 2010. These figures were developed in 1995, for the *SRWTP Master Plan Update*. The SRWTP service area population is anticipated to increase by approximately 600,000 by 2010, thereby increasing average wet weather flows (AWWF) by nearly 100 mgd and average day annual flows (ADAF) by approximately 80 mgd.

The SRWTP is currently undergoing planning efforts to install a water reclamation program, for provision of “gray” water to agriculture and major landscaped areas. Once the program is fully developed and operational, the SRWTP hopes that water districts within the region will deliver reclaimed water supplies to parks, schools, golf courses, and cemeteries.

**Table 6-16: Wastewater Flow Projections (mgd) - 1990 to 2010
Sacramento Regional Wastewater Treatment Plant**

Year	Service Area Population	Dry Weather Flows		Wet Weather Flows		Average Day Annual (ADAF)
		Seasonal Average Day (SADWF)	Seasonal Peak Hour (SPHWF)	Average Wet Weather (AWWF)	Average Day Maximum Month (ADMMF)	
1990	936,900	136	163	141	151	137
1995	1,065,800	143	172	156	178	148
2000	1,205,100	162	194	177	202	167
2005	1,376,100	185	222	202	230	191
2010	1,570,200	210	252	231	263	218

Source: Sacramento Regional Wastewater Treatment Plant, 1994 Master Plan Update, August 1995.

Capital Improvement Projects

The 1991 *Sewerage Expansion Study* identified a number of interceptors and trunk sewer projects that are needed to improve wastewater flows and accommodate increased growth in the Northeast System service area. Table 6-17 describes the major proposed capital improvement projects located within Citrus Heights.

**Table 6-17: Northeast System Improvement Projects in Citrus Heights
Sacramento Regional County Sanitation District & County Sanitation District 1**

ID No.	Project Description	Project Type*	Length (ft)	Diameter (in)	Design Flow (mgd)
<i>Northeast System Interceptors</i>					
3 NE	Oak Ave, Fair Oaks Blvd, Kenneth Ave to Old Auburn Rd.	N	7,600	27	10.3
5 NE	Old Auburn Rd. @ Fair Oaks, Antelope Rd to Rollingwood Blvd	N, P	11,600	42, 33	17 - 18
<i>Northeast System Trunk Sewers</i>					
2 NE	Chris Lane @ Creek to Auburn Blvd @ Watchal Way	E, P	2,000	15	1.0
4 NE	Old Auburn Road, Creek to Fair Oaks Blvd	N	4,600	16 - 18	5.5
6 NE	Old Auburn Road @ Kadota Way to Sunrise Blvd @ Watson Way	N, P	2,900	8	0.9
7 NE	Kenneth Avenue	N, P	6,200	8 - 10	1.1
8 NE	Parallel to Sunrise Blvd to Olive St	N, P	14,100	16 - 27	5.7 - 13.2
9 NE	Circuit Drive	R	3,200	18	3.2
10 NE	Westbrook Drive	E	--	15	--
11 NE	Sperry Drive to Linda Sue Way	N	5,600	18	1.8
12 NE	Oakbrook Dr to Northeast Trunk, along Hilltop Drive	N	5,700	24	3.9

* N – Construct a new sewer in a new pipeline alignment & divert flow to proposed new sewer.

P – Construct a new pump station to aid in collection of pipeline flows.

E – Construct a new sewer in a parallel alignment to carry the flows in excess of existing pipe capacity.

R – Construct a new sewer in same or similar alignment to replace existing sewer.

Source: Sacramento Regional County Sanitation District and County Sanitation District 1, Sacramento Sewerage Expansion Study, April 1993.

Solid Waste & Recycling

Sacramento County Waste Management & Recycling Division

The Sacramento County Waste Management and Recycling Division (SCWMRD) provides solid waste and recycling collection and disposal services to the City of Citrus Heights and all unincorporated portions of Sacramento County. The SCWMRD provides residential services to the northern suburban portion of the County in source reduction, recycling, transformation, and land disposal. Various permitted haulers compete for commercial and multi-family accounts. There are currently about 18 permittees who are contracted directly by property-owners at very low market rates.

The California Integrated Waste Management Act of 1989 (Assembly Bill 939) requires California cities and counties to establish a local plan to reduce solid waste disposal by 25 percent by 1995 and 50 percent by the year 2000. The SCWMRD was required to prepare a *Source Reduction and Recycling Element* (SRRE) for the unincorporated areas of Sacramento County to identify policies and programs for fulfilling the 25 percent and 50 percent diversion goals. Tonnage service provision for the City of Citrus Heights is included in the Sacramento

County SRRE. The SCWMRD was also required to prepare a *Countywide Siting Element* (CSE) to demonstrate a minimum of 15 years of combined disposal capacity through existing or planned facilities after diversion strategies have been implemented.

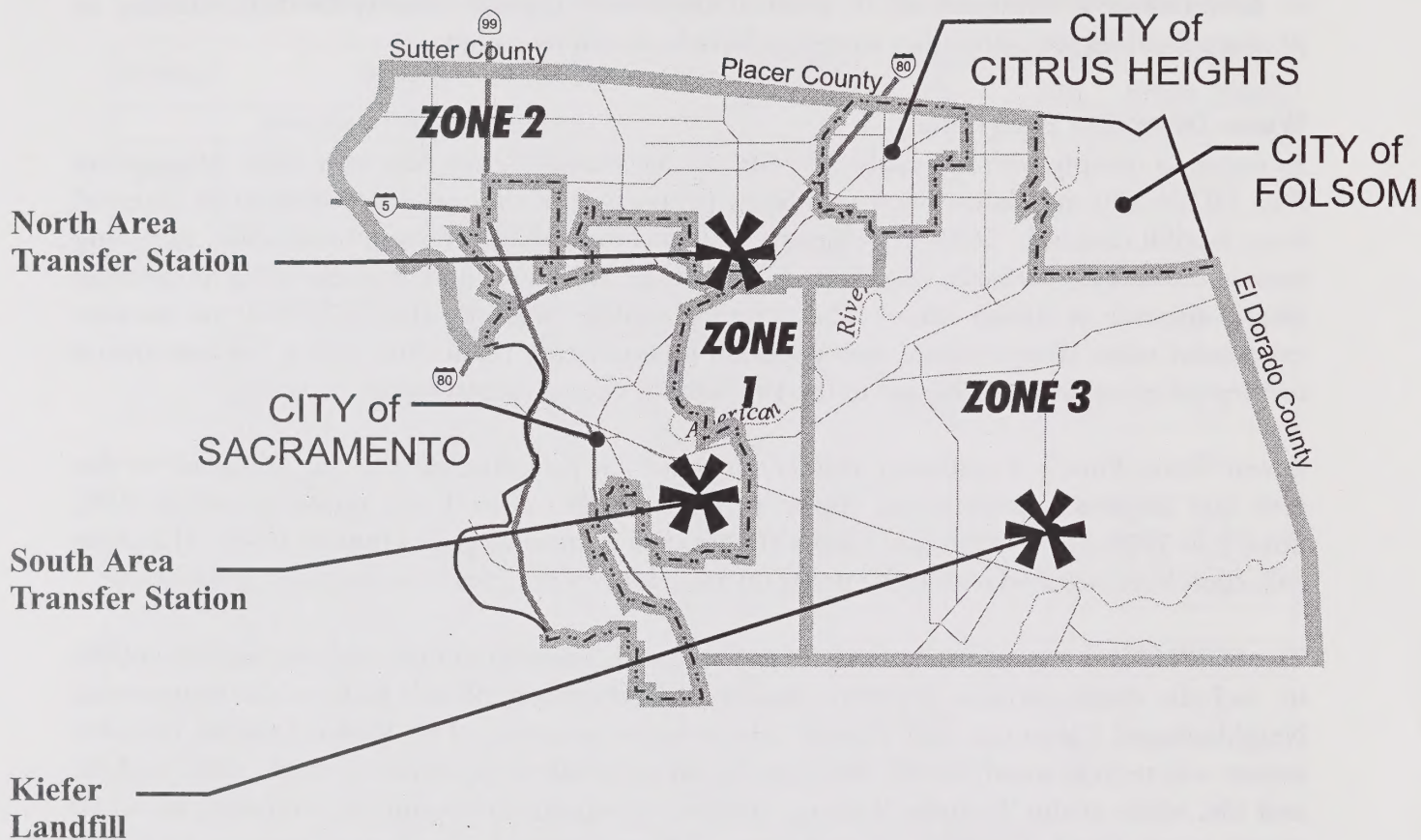
Waste Diversion Programs

In order to comply with Assembly Bill 939, the *Sacramento County Integrated Waste Management Plan* (SCIWMP) mandates that a significant proportion of the waste stream is to be diverted from landfill disposal. SCIWMP objectives address individual diversion techniques, including source reduction, curbside recycling, green waste collection, and load-checking to prevent illegal disposal at dump sites. The primary strategy used by the SCWMRD to increase residential waste diversion is a new program called Green Team Plus, which has introduced residential green waste collection to the Division's service area and mixed recycling.

Green Team Plus, a 3-container residential collection program, divides the Divisions service area into implementation zones, shown in Figure 6-10. Zone 1 was implemented in 1997, Zone 2 in 1998, and Zone 3 and Citrus Heights will be receiving new bins in 1999. The three collection bins included within the program are trash, co-mingled recycling, and green waste.

The SCWMRD is also planning to redesign the North Transfer Station and the Kiefer Landfill, to include multi-purpose recovery stations for diversion of self-haul, cash commercial, Neighborhood Clean-up, and roll-off vehicle waste streams. The Kiefer Landfill recovery station will recycle wood, brush, white goods, scrap metal, tires, concrete, brick, rock, asphalt, and tile, while at the Transfer Stations, recovery programs are being implemented for white goods, wood, brush, batteries, oil, and paint. This will provide significant diversion for Citrus Heights customers who self-haul their waste.

Significant additional diversion is expected to help achieve the 50 percent diversion rate through implementation of the County's Solid Waste Authority (SWA) Ordinance No. 2. The ordinance requires that 30 percent of commercial and multi-family waste streams are to be diverted by permitted refuse haulers by July 1, 1999. Finally, the SCWMRD also implemented a number of public education programs, including representation at community events, a School Recycling Task Force, and Recycling and Reuse Guidebooks/Calendars, to help achieve diversion goals. Table 6-18 illustrates how the above waste diversion programs will help SCWMRD achieve 50 percent diversion by the year 2000.



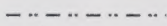
LEGEND



Waste Facility



**Sacramento County Waste Management
and Recycling Division Service Area Boundary
and Green Team Zones**



City Limit

Sacramento County Waste Management and Recycling Division Service Area



FIGURE 6-10

**Table 6-18: 50% Waste Diversion Schedule
Sacramento County Waste Management & Recycling Division**

	1996	1997	1998	1999	2000
1996 Waste Diversion Base	25.5%	25.5%	25.5%	25.5%	25.5%
Green Waste Diversion		2.5%	5.5%	11.0%	12.5%
Additional Co-mingled Recycling Diversion			0.0%	0.0%	0.5%
Transfer/Landfill Facility Recovery		0.5%	1.0%	1.5%	2.0%
30% Commercial Diversion Mandate		0.5%	2.0%	5.0%	10.0%
TOTALS (reflect rounded numbers)	25.5%	29.0%	34.0%	43.0%	50.5%

Source: John Febbo, Sacramento County Waste Management & Recycling Division.

Disposal Facilities

The SCWMRD's major solid waste facilities include the North and South Area Transfer Stations, and the Kiefer Landfill, as shown in Figure 6-10. The SCWMRD owns and operates the Kiefer Landfill, the main municipal solid waste disposal site servicing all cities and unincorporated areas within the County since 1967. It is located on Kiefer Boulevard, north of the Jackson Highway. This disposal site is a Class III Municipal Solid Waste Landfill, and is the only disposal site in the County permitted to accept putrescible materials. It is a 232-acre facility with in-place refuse density at approximately 1,200 pounds per cubic yard. Kiefer Landfill accepts approximately 3,200 tons per day, with a daily maximum of 6,196 tons of waste. In 1996, approximately 9 years and over 10 million cubic yards of capacity remained under current permits. However, the SCWMRD is currently pursuing new permits which would extend the capacity of the facility by approximately 65 percent (432 acres). The major facility issues facing the CSWMRD involve future landfill capacity. Plans developed in late 1998 to expand the Kiefer Landfill to address needed capacity were approved by the County.

The North Area Transfer Station is also owned and operated by the SCWMRD and transfers an average of approximately 350 tons per day to the Kiefer Landfill. It is located on Roseville Road in the unincorporated area of Sacramento County near McClellan Air Force Base and Interstate 80. The County-owned South Area Transfer Station transfers an average of approximately 140 tons per day to the Kiefer Landfill. It is located on Fruitridge Road, near Florin-Perkins Road in the City of Sacramento.

Three privately operated concrete and demolition debris landfills operate in Sacramento County. These are the L&D Landfill, the Florin-Perking Landfill and the Dixon Pit Landfill. All facilities operators have significant diversion programs operating at the landfill or at adjacent facilities.

Storm Drainage

Sacramento County Public Works Department Water Resources Division

The Sacramento County Public Works Department, Water Resources Division (WRD) performs maintenance to the storm drain pipe and channel system throughout the County's unincorporated lands and the City of Citrus Heights. Various offices within the Division conduct facility mapping, the design and development of drainage improvement projects, and development plan review. Drainage channel maintenance consists primarily of responding to drainage complaints by either cleaning out the drainage channel, or requesting the construction of an improvement project.

American River Watershed

The City of Citrus Heights is located in the western-most portion of the American River Watershed, which contains approximately 2,100 square miles of the western slope in the Sierra Nevada Mountain Range. Rainwater runoff flows out of the Sierra Nevada through numerous small creeks and the three higher forks of the American River, as shown in Figure 6-11. The three forks flow into Folsom Lake just east of Sacramento County, then back out as a single American River, which winds its way through the southern portion of the County before flowing into the Sacramento River to the west.

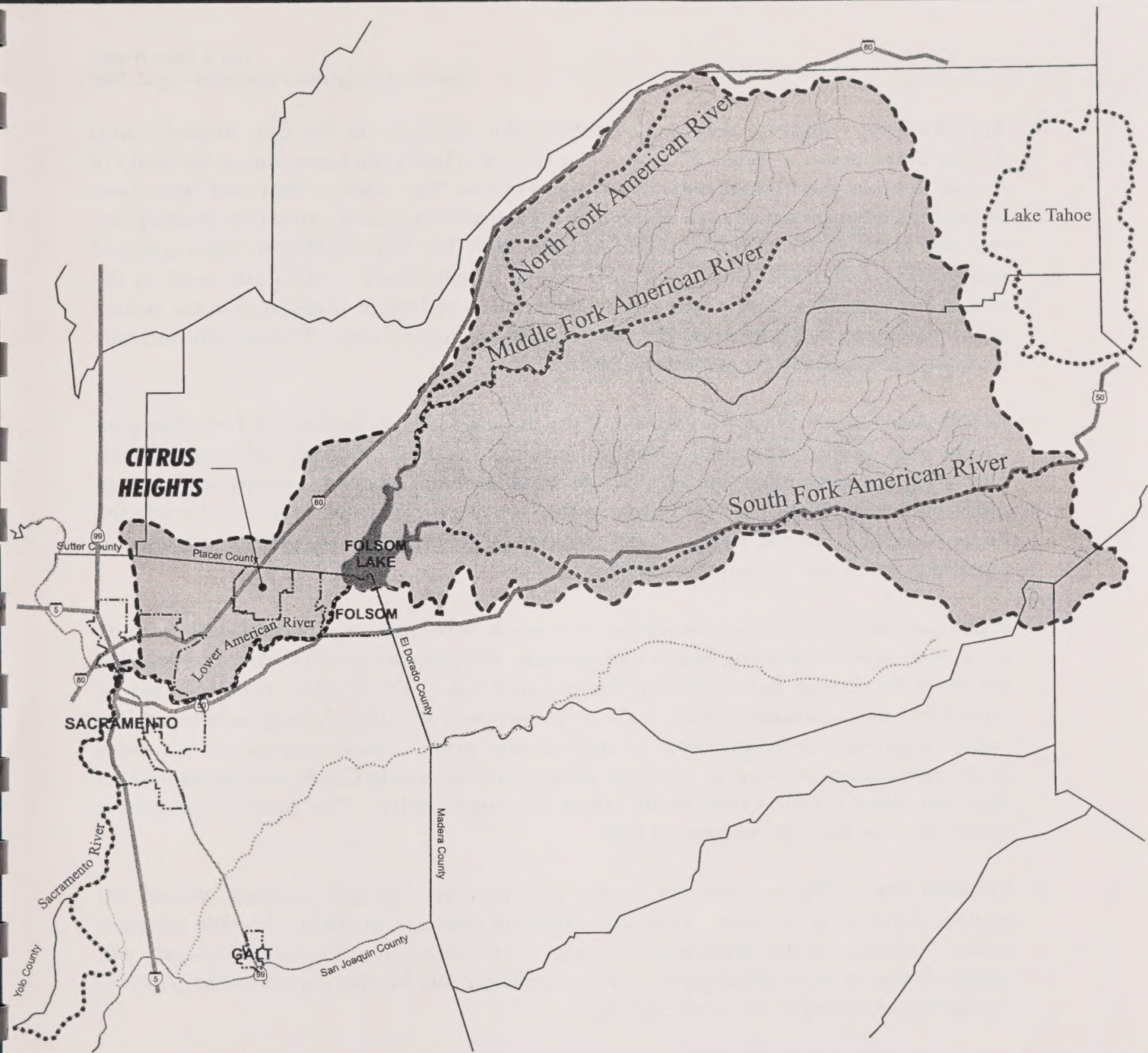
The County's American River Flood Control System (ARFCS) consists of the Folsom Dam, Nimbus Dam, an auxiliary dam at Mormon Island, eight earth-filled dikes, and four miles of levees on the north bank of the American River. The County's General Plan, dated December 1993, states that the ARFCS is capable of handling a 70-year flood event.

Although located within the American River Drainage Basin, the creeks within the City of Citrus Heights feed into the County's Sacramento River Flood Control System (SRFCS). The SRFCS consists of the Fremont Weir, Sacramento Weir, Yolo Bypass Channel, and levees along the Sacramento River, Lower American River, Natomas East Main Drainage Channel, Arcade Creek, Natomas Cross Channel, and the Sacramento Bypass Channels. The County's 1993 General Plan states that the 32 miles of levees along the Sacramento River owned by the SRFCS were unstable and in need of reconstruction.

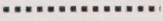
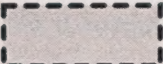
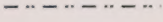
The Federal Emergency Management Agency (FEMA) prepares maps for the National Flood Insurance Programs which delineate all areas subject to inundation of more than one foot from a 100-year interval rainfall event; See Chapter 4 for FEMA information and maps.

Capital Improvement Projects

The WRD is currently working on the design of five Capital Improvement Program (CIP) projects for the City of Citrus Heights. The following is a brief description of the drainage problem and proposed solutions for each of the projects.



LEGEND

-  **Major River**
-  **American River Watershed**
-  **City Limit**

American River Watershed

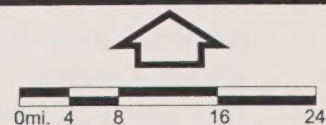


FIGURE 6-11

1. **Appleby Way** – Appleby Way is a short seven-lot cul-de-sac in the City, around which Arcade Creek makes a “dog-leg” curve. The 100-year flood plain comes out of the banks of Arcade Creek at this location and crosses over Appleby Way. Also, as the Creek rises above its banks, it causes water to back up higher in the drainage system. Structure flooding was reported at a number of the houses on Appleby Way. The Appleby Way project consists of constructing a floodwall along the north side of Arcade Creek. Additional work on the project includes upgrading existing gutter drain inlets and storm drain pipes in the vicinity of the cul-de-sac, and improving the flow capacity in Arcade Creek. The construction date is tentatively scheduled for summer of 2000.
2. **Debbie Ann Court** – Water surging out of the drainage inlet in the backyard of a house on Debbie Ann Court has caused extensive localized flooding. Possible solutions include: improving drainage inlets throughout the neighborhood, upsizing existing storm drain pipes, and creating an overland release path down the south property line of the affected home to nearby Cripple Creek. The construction date for this improvement project is tentatively scheduled for summer of 2000.
3. **Rinconada Drive** – Numerous houses on Rinconada Drive have reported flooding, with up to two-feet of water invading houses and garages. Property-owners have also reported that the street floods even before nearby Arcade Creek rises. The flooding problems may be caused by a lack of drainage inlets in the neighborhood. Possible solutions include: adding and/or improving drainage inlets throughout the neighborhood, improving the storm drain pipe system, creating an overland release path to Arcade Creek, and constructing a floodwall along Arcade Creek at the sag of Rinconada Drive. The construction date is tentatively scheduled for summer of 2001.
4. **Viscount Way** – Three properties located on Viscount Way have reported annual wet weather flooding in the past. This is an on-going drainage problem. Possible solutions include: adding and/or improving drainage inlets throughout the neighborhood, and upsizing existing storm drain pipes. The construction date for this improvement project is tentatively scheduled for summer of 2002.
5. **Guenivere Way/Birdcage Street** – Two houses and garages on Guenivere Way experienced flooding in the heavy winter storms of 1986 and 1995. A related flooding problem also occurs at the intersection of Birdcage Street and Macy Plaza Drive. The problem stems primarily from inadequate capacity in the existing storm drain pipe system. Possible solutions include: adding drainage inlets and associated main line piping on Guenivere Way north and west of the flooded residences, improving existing drainage inlets and upsizing existing storm drain pipes to increase flow capacity, and creating an overland release path for the 100-year event between the two affected properties to the intersection of Birdcage Street and Macy Plaza Drive. The construction date is tentatively scheduled for the summer of 2002.

Chapter 7. Economic Development

The contents of this chapter originate from the City of Citrus Heights Economic Development Strategy Project Phase I Report, Economic Development Baseline Assessment, completed in Fall 1998 for the City of Citrus Heights as part of a comprehensive economic development strategy project. This chapter summarizes key findings from the Economic Development Baseline Assessment, which are relevant to the General Plan development effort. The reader is encouraged to refer to the complete Economic Development Baseline Assessment report, which is available from the City's Economic Development Coordinator, for more detailed explanations of information presented on the following pages.

Local Economic Base

This section presents basic data pertaining to the composition of the local economy, as measured by the total number of jobs in the local community, the distribution of these jobs among major industry sectors, and the changes that have occurred over time.

Current Employment Statistics

Based on the most recent available data from Dun and Bradstreet Inc., the total number of business establishments in Citrus Heights is 1,992. Total reported employment in these establishments was 14,276. By category, the major employers include Retail Trade with 44.6 percent of local jobs, the Services category with 32.9 percent, and the Finance category, with 9.9 percent of the workforce. The above three categories account for 87.4 percent of the Citrus Heights employment base. The City's largest establishments are listed in Table 7-1.

Table 7-1: Largest Business Establishments in Citrus Heights

Employer	Employees	Business Type
Macy's	400	Retail
Sears	350	Retail
JC Penney	300+	Retail
Target	200	Retail
K-Mart	175	Retail
Mervyns	160	Retail
Manorcare Health Services	150	Healthcare
Raley's	135	Grocery
San Juan High School	128	Education
Albertson's	120	Grocery
Safeway	120	Grocery
J.R. Roberts Corporation	100	Construction

As shown, the Retail sector dominates the list of the largest employers in Citrus Heights. In all, the top twelve employers in Citrus Heights account for approximately 16 percent of the local jobs.

Ratio of Local Jobs to Employed Residents

Table 7-2 contains information for the Citrus Heights “Census-Designated Place” (CDP), a geographic area defined by the U.S. Census Bureau that incorporates the community historically known as Citrus Heights, but which was defined prior to the City’s incorporation. Data for the CDP provide an indication of the quantities of local jobs and local employed residents in Citrus Heights as of 1990.

Examining the ratio of local jobs to employed residents is one means of evaluating the balance within a community between the quantity of employment generating land uses versus the quantity of population generating land uses. For the larger region, it is probably best to achieve a relative balance between jobs and employed residents, to minimize the need for workers to commute into or out of the region for work or for housing. As a practical matter, very few individual communities within the region will achieve a balance between jobs and employed residents, but the closer a community can get to a balance, the less it relies on other communities to satisfy its residents’ needs for jobs, or its workers’ needs for housing. Also, from a fiscal perspective, many communities seek a relative balance between job-generating and resident-generating land uses, to diversify the local tax base.

As shown in Table 7-2, with approximately 23,400 jobs and about 55,000 employed residents, the Citrus Heights CDP has a ratio of only 0.43 jobs per employed resident. In other words, by definition, at least 57 percent of employed residents must travel outside of Citrus Heights to reach their workplaces. Other nearby communities, such as the City of Sacramento, North Highlands, and Roseville, have the opposite problem. With jobs/employed resident ratios of greater than 1.0, these communities all rely upon other communities to supply sufficient labor for local businesses. Folsom is unique in that it actually achieves a numeric balance between jobs and employed residents.

Table 7-2: Local Jobs/Employed Residents Ratios

Jurisdiction/Area	Jobs	Employed Residents	Jobs/Employed Residents Ratio
Citrus Heights (CDP)	23,427	55,051	0.43
Sacramento City	269,891	159,203	1.70
North Highlands (CDP)	30,430	18,567	1.64
Roseville	27,749	21,397	1.30
Folsom	11,505	11,527	1.00

Sources: 1990 U.S. Census, CTPP; BAE, 1998.

In reality, the jobs/employed residents ratio understates the amount of “cross-commuting” that a community will experience, because all local jobs are not filled by local residents. Journey-to-work data from the census, which are presented below,

provide a better picture of Citrus Heights dependence on other communities for jobs for local residents and also for workers to fill jobs in local businesses.

Journey to Work

As shown in part a. of Table 7-3, about 18 percent of employed Citrus Heights residents work in Citrus Heights, and the remainder commute to other communities. The destination for the largest number of Citrus Heights residents was the City of Sacramento (28.3 percent of employed residents), followed by North Highlands, Roseville, and Folsom. Identifying these communities as primary commute destinations is consistent with the finding that these are all locations that reported jobs/employed residents ratios of 1.0 or greater, meaning that they need to import workers to fill all of the local jobs.

Table 7-3: Journey to Work, Citrus Heights Residents and Workers, 1990

**a. Place of Work for Residents of the Citrus Heights
Census-Designated Place (CDP)**

Destination	All Workers 16+	Pct. of Total
In-home workers (in Citrus Heights)	1,416	2.6%
Citrus Heights	8,468	15.4%
<i>Sub-total, Employed Residents Working in Citrus Heights</i>	<i>9,884</i>	<i>18.0%</i>
Sacramento City	15,564	28.3%
North Highlands CDP	4,342	7.9%
Roseville	4,117	7.5%
Folsom	1,203	2.2%
All Other Areas (a)	19,941	36.2%
Total Employed Citrus Heights Residents	55,051	100.0%
Total Residents Working Outside of the Home	53,635	97.4%

**b. Place of Residence for Workers Employed
in the Citrus Heights CDP**

Origin	All Workers 16+	Pct. of Total
Citrus Heights CDP	8,468	38.5%
City of Sacramento	1,246	5.7%
Roseville	1,101	5.0%
North Highlands CDP	948	4.3%
Folsom	603	2.7%
All Other Areas (a)	9,645	43.8%
Total Workers	22,011	100.0%

Note:

(a) Other Areas include: Arden Arcade CDP, Rancho Cordova CDP, Carmichael CDP, Fair Oaks CDP, and other parts of unincorporated Sacramento County, and areas outside Sacramento County.

Sources: 1990 U.S. Census, CTPP; BAE, 1998.

As shown in part b. of Table 7-2, 38.5 percent of the people who work in Citrus Heights also live in Citrus Heights. Therefore, although less than about 20 percent of employed Citrus Heights residents depend on jobs in local business establishments, a substantial number of people who do work in Citrus Heights are also Citrus Heights residents. Much of the benefit of local economic development efforts, particularly those aimed at retaining existing local jobs, will accrue to people who live within the City. After Citrus Heights, the City of Sacramento (5.7 percent), Roseville (5.0 percent), North Highlands (4.3 percent), and Folsom (2.7) round out the list of top residence locations.

Job Growth

Table 7-4 contains data from the 1988 and 1995 County Business Patterns employment surveys for overall employment between 1988 and 1995.¹ Overall local employment growth for the 1988 to 1995 time period (7.1 percent) was less than one-third the Regional growth (24.7 percent) during the same time frame. This can most likely be attributed to the fact that Citrus Heights has relatively little vacant land to attract new employment generating land uses, constraining the City's ability to capture a share of new regional employment growth. During this time, the most significant change in the local economy was a decrease in the share of employment in the Retail category, from 60.3 percent of the total to 53.2 percent (524 jobs lost) and an increase in the share of employment in the Services category, from 19.6 percent to 30.5 percent (2,020 jobs gained).

Combined, Retail and Services accounted for over 83 percent of local jobs in 1995. Overall, Citrus Heights' share of Regional employment fell from 3.8 percent to 3.2 percent between 1988 and 1995. Again, this can be attributed to the fact that Citrus Heights is simply not growing as rapidly as some other parts of the Region, and therefore, while the City employment base is growing, it is not keeping up with the Region overall.

Figure 7-1 summarizes the results of a shift-share analysis, which compares the performance of the local economy to the performance of the Regional economy over the 1988 to 1995 time period. Figure 7-1 distributes each of the major sectors of the local economy into one of four quadrants, depending on each sector's performance relative to the local economy and the Regional economy. The strongest performers are shown in the upper right quadrant, which includes those sectors that represented an increased share of the local economy, and also of the Regional economy between 1988 and 1995. These sectors included Services, and Agricultural Services, Forestry, and Fishing. Those sectors that declined locally as well as at the Regional level included Retail Trade, Construction, Mining, and Transportation and Public Utilities. Finance, Insurance, and Real Estate (FIRE) was a sector that declined locally, but gained at the Regional level. Manufacturing and Wholesale Trade both gained within the local economy, but declined within the Region overall.

¹ For the purposes of this study, the County Business Patterns data for ZIP codes 95610 and 95621 were used. Please see Figure 3 of the Citrus Heights Economic Development Baseline Study, 1998. The 1988 data are compared to the 1995 data, rather than the more current 1998 Dun and Bradstreet data, because the Dun and Bradstreet data are not comparable to the 1988 County Business Patterns data.

For the City of Citrus Heights, the major implications from the shift-share analysis include:

- Retail, the City's largest employment sector should be considered at risk. Given the importance of retail to the City's economic and fiscal health, it is appropriate for the City to focus significant resources on retail retention.
- Over the long-term, services employment represents a significant opportunity for continuing economic diversification; however, it will be a challenge for the City to identify appropriate sites.

**Table 7-4: Citrus Heights, Sacramento Region Employment Trends
by Major Industry**

Employment Category (a)	1988		1995		
	Jobs	% Of Total	Jobs	% Of Total	Change 88-95
Citrus Heights Study Area (b)					
Agricultural Services (nonproduction) Division	81	0.5%	131	0.8%	61.2%
Mining Division	-	0.0%	-	0.0%	0.0%
Construction Division	1,065	6.9%	812	4.9%	-23.8%
Manufacturing Division	59	0.4%	67	0.4%	14.0%
Transportation, Communications, & Utilities Division	124	0.8%	136	0.8%	9.7%
Wholesale Trade Division	258	1.7%	306	1.8%	18.6%
Retail Trade Division	9,370	60.3%	8,846	53.2%	-5.6%
Finance, Insurance, Real Estate Division	1,201	7.7%	1,262	7.6%	5.1%
Services Division	3,045	19.6%	5,065	30.5%	66.3%
Nonclassifiable Establishments Division	325	2.1%	-	0.0%	-100.0%
Total of All Industries	15,528	100.0%	16,624	100.0%	7.1%
Sacramento Region					
Agricultural Services (nonproduction) Division	3,847	0.9%	5,388	1.1%	40.0%
Mining Division	680	0.2%	556	0.1%	-18.2%
Construction Division	33,606	8.2%	33,709	6.6%	0.3%
Manufacturing Division	42,950	10.5%	43,083	8.4%	0.3%
Transportation, Communications, & Utilities Division	25,245	6.1%	29,516	5.8%	16.9%
Wholesale Trade Division	28,913	7.0%	33,411	6.5%	15.6%
Retail Trade Division	111,967	27.2%	122,287	23.9%	9.2%
Finance, Insurance, Real Estate Division	33,390	8.1%	50,111	9.8%	50.1%
Services Division	125,775	30.6%	192,558	37.6%	53.1%
Nonclassifiable Establishments Division	4,558	1.1%	1,975	0.4%	-56.7%
Total of All Industries	410,931	100.0%	512,595	100.0%	24.7%

Citrus Heights Share of Region	% of Region	% of Region	Change In Share (pts.)
Agricultural Services (nonproduction) Division	2.1%	2.4%	0.3
Mining Division	0.0%	0.0%	0.0
Construction Division	3.2%	2.4%	-0.8
Manufacturing Division	0.1%	0.2%	0.1
Transportation, Communications, & Utilities Division	0.5%	0.5%	0.0
Wholesale Trade Division	0.9%	0.9%	0.0
Retail Trade Division	8.4%	7.2%	-1.1
Finance, Insurance, Real Estate Division	3.6%	2.5%	-1.1
Services Division	2.4%	2.6%	0.2
Nonclassifiable Establishments Division	7.1%	0.0%	-7.1
Total of All Industries	3.8%	3.2%	-0.5

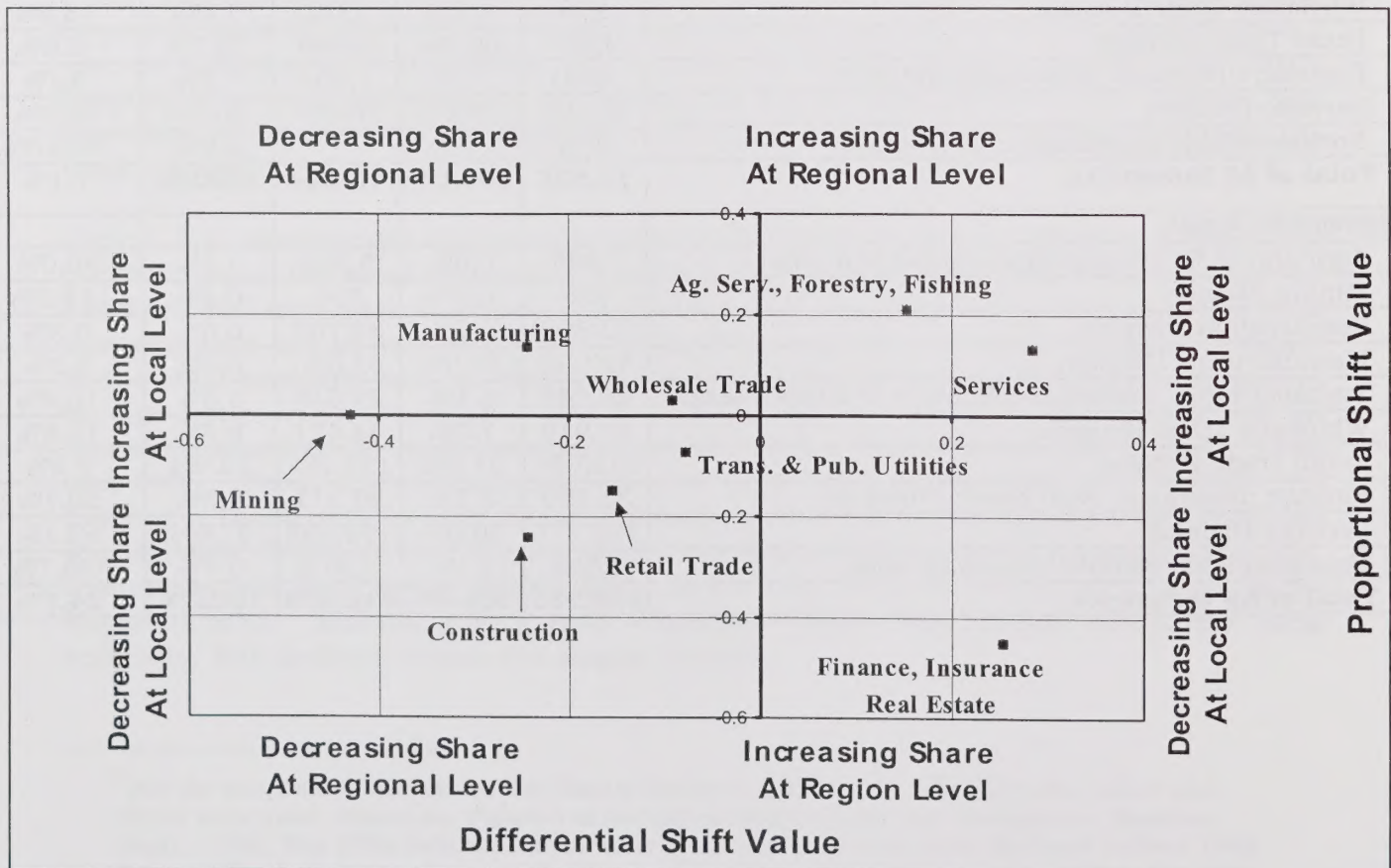
Notes: (a) County Business Patterns employment excludes all government employees, railroad employees, agricultural workers (except agricultural services), and self-employed persons.

(b) Citrus Heights defined as ZIP Codes 95610 and 95621.

(c)

Sources: U.S. Department of Commerce, Bureau of the Census, County Business Patterns, 1988 and 1995; BAE, 1998.

Figure 7-1: Shift Share Analysis for Citrus Heights Major Industry Groups, 1988 to 1995



Home-Based Businesses

According to City business license records, there are 996 home-based businesses in Citrus Heights, all of which are classified as service establishments. Of the 996 establishments, 408 or 41 percent engage in business services and 212 or 21 percent engage in engineering services. In general, home-based businesses offer services that can range from public relations and computer-related services to building maintenance.

The business license records do not correlate to the Dun and Bradstreet data, which estimated 815 total Service establishments, providing 4,700 jobs within Citrus Heights. The County Business Patterns (CBP) 1995 employment data provide yet another divergent estimate of Services-related business activity in Citrus Heights, estimating that 5,065 service-related employees work in Citrus Heights. While the three sources seem to suggest different levels of Services activity in Citrus Heights, these sources all support the idea that the Service sector is a very important part of the Citrus Heights economy, and a significant portion of that activity is undertaken by home-based businesses.

The Chamber of Commerce and the Small Business Development Center both indicated that home-based business activity has been growing in Citrus Heights. They stated that many professionals have turned away from long commutes and moved towards greater autonomy and flexible workdays. They also stated that the rise in home-based businesses is a regional trend and should continue to grow into the 21st century. The anticipated growth in home-based businesses is a way for the City of Citrus Heights to accommodate new economic activities without a substantial increase in the amount of commercial office development within the City; however, the City should also be alerted to the need to assist successful and growing home-based businesses in locating appropriate office accommodations within the City's commercial areas, rather than losing these growing companies to locations elsewhere in the region.

Taxable Retail Sales Activity

According to a 1998-1999 budget estimate provided by the Citrus Heights Finance Department, retail sales taxes will account for approximately 47 percent of the City's General Fund revenues this fiscal year. The General Fund pays for basic City services, such as police protection, general government, and planning and building. Thus, not only is the Retail sector an important source of local employment, but it is also the primary source of revenue to fund municipal services in Citrus Heights.

Based on the most current available information, Citrus Heights has suffered a significant decline in retail sales volumes, after adjusting for inflation, as shown in Table 7-5. Citrus Heights' 1989 to 1996 inflation-adjusted change in overall retail sales was -22.3 percent, compared to a decline of 0.1 percent in Sacramento and Placer Counties combined. Citrus Heights' overall share of Sacramento and Placer County retail sales fell from 9.4 percent in 1989 to 7.3 percent in 1996. In 1996, Citrus Heights' per capita retail sales were \$6,835, down from an estimated \$9,591 (inflation adjusted) in 1989. This represents a 28.7 percent decline between 1989 and 1996, compared to an 11.7 percent decrease in Sacramento and Placer Counties.

**Table 7-5: Taxable Retail Sales Trends, Citrus Heights, Sacramento and Placer Counties,
1989 to 1996** (see notes on next page)

Retail Stores	1989	1996	1989 to 1996 % Change
Citrus Heights, Estimated (\$1,000's) (a)			
Apparel	\$76,638	\$50,747	-33.8%
General Merchandise	\$337,686	\$206,187	-38.9%
Food	\$63,970	\$52,863	-17.4%
Drugs	\$26,183	\$16,658	-36.4%
Packaged Liquor	\$2,653	\$2,745	3.5%
Eating and Drinking	\$95,719	\$76,842	-19.7%
Home Furnishings and Appliances	\$76,332	\$73,658	-3.5%
Building Materials and Farm Implements (b)			
Auto Dealers / Auto Supplies (b)			
Service Stations	\$41,991	\$50,038	19.2%
Other Retail Stores	\$179,249	\$134,727	-24.8%
Retail Stores Total	\$931,661	\$724,212	-22.3%

<i>Population (c)</i>	97,143	105,953	9.1%
<i>Per Capita Sales</i>	\$9,591	\$6,835	-28.7%

Sacramento and Placer Counties (\$1,000's) (a)			
Apparel	\$388,403	\$383,904	-1.2%
General Merchandise	\$1,498,038	\$1,486,462	-0.8%
Food	\$847,830	\$780,684	-7.9%
Drugs	\$251,378	\$204,990	-18.5%
Packaged Liquor	\$79,537	\$54,651	-31.3%
Eating and Drinking	\$1,109,320	\$1,112,704	0.3%
Home Furnishings and Appliances	\$564,188	\$575,809	2.1%
Building Materials and Farm Implements	\$1,070,075	\$737,509	-31.1%
Auto Dealers / Auto Supplies	\$1,931,105	\$2,006,208	3.9%
Service Stations	\$704,003	\$748,192	6.3%
Other Retail Stores	\$1,436,235	\$1,777,703	23.8%
Retail Stores Total	\$9,880,113	\$9,868,816	-0.1%

<i>Population</i>	1,176,400	1,331,233	13.2%
<i>Per Capita Sales</i>	\$8,399	\$7,413	-11.7%

**Table 7-5: Taxable Retail Sales Trends, Citrus Heights, Sacramento and Placer Counties,
1989 to 1996 (continued)**

Retail Stores	1989	1996	1989 to 1996 % Change
Citrus Heights' Share of Sacramento and Placer Counties' Taxable Sales			
Apparel	19.7%	13.2%	-6.5
General Merchandise	22.5%	13.9%	-8.7
Food	7.5%	6.8%	-0.8
Drugs	10.4%	8.1%	-2.3
Packaged Liquor	3.3%	5.0%	1.7
Eating and Drinking	8.6%	6.9%	-1.7
Home Furnishings and Appliances	13.5%	12.8%	-0.7
Building Materials and Farm Implements (b)			
Auto Dealers / Auto Supplies (b)			
Service Stations	6.0%	6.7%	0.7
Other Retail Stores	12.5%	7.6%	-4.9
Retail Stores Total	9.4%	7.3%	-2.1

Note:

(a) Inflation Adjusted to 1996 \$'s.

(b) Data for Building Materials and Farm Implements and for Auto Dealers/Supplies must be suppressed to preserve data confidentiality.

(c) Citrus Heights study area population for 1989 and 1991-1993 estimated based on straight line trend between 1990 Census population and 1994 SACOG estimate; 1995 estimate from SACOG; 1996 estimate from Claritas, Inc.

Sources: State Board of Equalization; State Department of Finance; Hinterliter deLlamas Associates; Bureau of Labor Statistics; BAE.

By 1996, the average per capita figure for Sacramento and Placer Counties combined was \$7,413, significantly higher than Citrus Heights' \$6,835 per capita sales average. The retail sectors that experienced the largest percentage decreases in per capita sales were General Merchandise (-38.9 percent), Drugstores (-36.4 percent), and Apparel (-32.7 percent).

Citrus Heights' retail sales trends can be attributed to several different factors. First, as with employment, the City's declining share of the regional sales activity is due in large part to the relatively slow growth rate in Citrus Heights, while other parts of the Region grow more rapidly. But, the diminished share of regional sales also must be linked to the fact that total retail sales levels and per capita retail sales levels have declined, after adjusting for inflation. Much of these declines are likely related to the fact that growing southern Placer County communities such as Roseville and Rocklin and other areas further east along I-80 are increasingly able to support their own full complements of destination and regional retail shopping facilities whereas historically, the large retail concentration around Sunrise Mall attracted shoppers from these areas due to a lack of retail options closer to home. In addition to these competitive issues, the retail sector struggled statewide and nationally during the time period analyzed. 1989 marked the beginning of the recession of the early 1990s, and the retail sector was still early in its recovery by 1996. Thus, relatively slow growth locally, new competition from other parts of the City's traditional trade area, and state and

national macro-economic conditions converged to influence the Citrus Heights retail trend for the 1989 to 1996 period. In the future, the City of Citrus Heights should not expect to recover the same retail dominance it once enjoyed in northern Sacramento County/southern Placer County, because of the structural changes that have occurred in the marketplace. Instead, retail retention and strengthening should be key local economic development priorities, with a focus on ensuring that local retail facilities serve the immediately surrounding trade areas as well as possible.

Taxable Sales by Sub-Area

The Sunrise and Greenback area has remained relatively strong compared to other retail areas within Citrus Heights. While taxable sales in Sunrise Mall actually declined 0.6 percent, its share of Citywide retail sales increased from 30.5 percent in '95-'96, to 32.2 percent in '97-'98, due to greater declines elsewhere in the City. Birdcage Centre's share of citywide retail activity also increased over the three-year period, likely reflecting the completion of an extensive remodeling project. Sunrise Festival maintained a 2.1 percent share for the period, even while its overall sales volume declined 7.4 percent. In addition, the Auburn Blvd. retail corridor's retail sales increased 6.6 percent from '95-'96 to '97-'98 and its share of citywide sales increased from 14.2 percent to 16.1 percent. Areas with declining retail sales included the San Juan Retail Area with a 10.7 percent decline from '95-'96 to '97-'98. Throughout the Citrus Heights Redevelopment Area, there was a 16.8 percent decline during that same period. Overall, total Citrus Heights retail sales declined by 6.2 percent from '95-'96 to '97-'98.

Current Commercial Real Estate Market Conditions

Commercial real estate within the City of Citrus Heights primarily involves office and retail developments. Industrial space is not present in Citrus Heights in any significant quantity at this time. The following section analyzes the Citrus Heights office and retail markets and how developments within Citrus Heights relate to the competitive Regional real estate marketplace. Table 7-6 summarizes information regarding current office and retail market conditions.

Office

Concentrations of office space are located along Sunrise Blvd., Auburn Blvd., the Greenback/Sunrise area, the Madison/Sunrise area and in various other locations scattered along the City's commercial corridors. The overall quality of office space in Citrus Heights is Class B space. Class-A buildings are scattered throughout the City and are not large enough to accommodate major tenants that need floor plans that can support 200 or more employees. Due to the relatively small size of most of the office complexes, the amenities are limited. Typical amenities for Class-A office space include on-site management, security, workout facilities, conference rooms, and gardens. Class B space tends to be of generally good quality, albeit a lower level of amenities and good, but not outstanding locations, with correspondingly lower rents.

Age of Facilities

Most Citrus Heights office buildings were constructed between 1970 and the early 1990's, and within this span, most of the office buildings that BAE surveyed in Citrus Heights were built in the 1980's.

Types of Existing Tenants

Typical industries occupying office space in Citrus Heights include Finance, Insurance, Real Estate, and Services, and Medical/Health Services. Under these divisions, typical tenants include: real estate sales and leasing offices; mortgage companies; law offices; insurance offices; marketing companies; data processing; computer services; a variety of medical services such as chiropractors and dentists, as well as general and specialized medical practitioners. Most of the tenants are small establishments with 50 employees or less, thus requiring smaller office spaces.

Vacancy and Rental Rates

BAE surveyed 16 office complexes with over 700,000 square feet of office space. The 16 office properties had an estimated 70,000 square feet vacant or approximately 10 percent vacancy rate. According to Grubb & Ellis and CB Commercial brokerage reports, the Citrus Heights/Carmichael/Orangevale/Fair Oaks area is currently experiencing a 14 percent vacancy rate, suggesting that Citrus Heights is currently performing relatively well compared to the rest of its sub-regional market. Vacancies in some buildings were attributable to the decision of a tenant to move elsewhere in the Region and thus leave a large single-tenant space vacant, while other vacancies were attributed to poor historic property management and maintenance efforts. Based on conversations with property managers and brokers, the vacancy rate trend in Citrus Heights is improving. Due to the fact that the Citrus Heights office tenants are relatively small, are locally based, and serve the local market, the managers/brokers indicated that the competition was primarily with other office complexes in Citrus

Table 7-6: Citrus Heights Office and Retail Real Estate Market Summary

	Number of Buildings	Total Square Feet	Vacant Square Feet	% Vacant	Asking Rates \$/Sq. Ft.
Office Summary					
Auburn Blvd. Corridor	3	145,700 +/-	11,400 +/-	7.8%	\$1.15-\$1.35
Greenback Lane Corridor	3	139,000 +/-	6,500 +/-	4.7%	\$1.10-\$1.15
Sunrise Blvd., North of Greenback Lane	4	130,000 +/-	34,100 +/-	26.2%	\$0.70-\$1.40
Sunrise Blvd., South of Greenback Lane and Madison Avenue Corridor	6	229,000 +/-	22,000 +/-	9.6%	\$1.05-\$1.65
Total	16	643,700 +/-	74,000 +/-	11.5%	\$0.70-\$1.65
Retail Summary					
Auburn & Greenback	3	239,200 +/-	60,000 +/-	25.1%	\$0.90-\$1.35
Upper Auburn	4	346,000 +/-	53,500 +/-	15.5%	\$0.50-\$1.15
Lower Auburn, South of Greenback	2	77,000 +/-	12,300 +/-	16.0%	\$0.80-\$0.85
West of I-80	2	229,000 +/-	17,600 +/-	7.7%	\$1.10-\$1.25
San Juan & Greenback	3	44,000 +/-	15,700 +/-	35.7%	\$0.80-\$1.15
Sunrise & Greenback	6	1,898,900 +/-	64,300 +/-	3.4%	\$0.85-\$1.75
North San Juan	1	10,000 +/-	10,000 +/-	100.0%	\$1.25-\$1.35
San Juan & Madison	1	2,400 +/-	1,600 +/-	66.7%	\$0.75
North Sunrise Blvd.	3	211,000 +/-	28,000 +/-	13.3%	\$0.80-\$1.15
Sunrise & Madison	1	156,000 +/-	2,000 +/-	1.3%	\$1.55
Total	26	3,213,500 +/-	265,000 +/-	8.2%	\$0.50-\$1.75

Source: Respective property representatives; BAE, 1998.

Heights. The Regional office vacancy rate was lower, at approximately nine percent, and improving, based on the Grubb & Ellis Report.

Based on the BAE survey for the Economic Development Baseline Assessment report, available contiguous spaces ranged in size from a low of 200 square feet to a high of 25,000 square feet; however, only two properties offered blocks of space of more than 15,000 square feet. The largest office complex is the multi-tenant 6060 Building on Sunrise Vista Avenue, with 105,000 square feet of space. This means that the opportunities for larger companies to locate in Citrus Heights are limited due to both a relative lack of large, vacant blocks of space, and also due to the design of most local buildings as multi-tenant facilities broken into smaller chunks of space.

Within Citrus Heights, asking office rents range from a low of \$0.70 per foot (full service/modified full service leases, for spaces with little to no amenities) to as high as \$1.65 for class-A office space with many amenities and premium locations. The Grubb & Ellis 1998 Real Estate Forecast indicates that since 1996, the average rent per square foot per month has been on the rise. Furthermore, they forecast the average lease rate to continue increasing into the end of the century as net absorption remains strong. Figure 2 maps local office market conditions.

Regional Positioning

Although Citrus Heights suffers from the lack of a Regional office market identity, there is a fairly diverse inventory of local-serving office buildings. Key competitive attributes noted during the study are Citrus Heights' location central to the Region and its large local labor pool. Also noted as key local office market attributes are the number of nearby services such as restaurants, cafes, and business-related services such as copy shops, mail centers, etc. Some of the disadvantages include: (1) the lack of land to build on and capitalize on possible pent-up demand in the office market, (2) the lack of central office park or corporate campus type developments, (3) the lack of highway visibility and (4) the lack of past efforts by local agencies to actively seek major employers. A key informant indicated a trend towards office users wanting sites more central to the Region (e.g., Citrus Heights, Carmichael, Natomas) as employees seek to minimize commute times.

Due to the large volume of new office development activity in competing areas such as Roseville and Rocklin, and the site sizes that large tenants require, Citrus Heights has thus far been excluded from competing for large tenants and serves mostly locally-based and small business office tenants. The vacant land zoned for office use in Citrus Heights primarily consists of small infill lots scattered throughout the City. This lack of large sites further precludes Citrus Heights from competing regionally for larger office tenants seeking new space within the area.

Retail

Citrus Heights offers a variety of retail spaces, ranging from Sunrise Mall, the Sacramento area's largest existing regional mall, to numerous neighborhood-serving strip centers with less than 10,000 total square feet. There are approximately five million square feet of retail space in Citrus Heights. The largest concentration of retail development is clustered around the intersection of Sunrise Boulevard and Greenback Lane; however, numerous other thoroughfares that cross Citrus Heights are lined with retail establishments as well. This array of retail establishments serves not only local residents, but also a large number of shoppers who are attracted from other neighboring communities.

Age of Facilities

The median age of retail centers in the Citrus Heights is 20 years. More than half of the retail centers (14 out of 26) surveyed were constructed in the 70's. BAE surveyed two retail centers that were 40 years old and four retail centers that were 10 years old. Much of the retail space along Auburn Blvd. are outdated and have difficulty competing in the current retail environment. In addition, Auburn Blvd. lacks underground utilities and landscaped medians that are common on other retail corridors in Citrus Heights and elsewhere in the Region. Two of the four retail centers built within the last ten years are located in North Citrus Heights along Sunrise Blvd. In general, the new retail centers' lease and vacancy rates do not vary significantly from other retail centers. Older retail centers on Auburn Blvd. offer sufficient parking but sparse landscaping, reflecting the lower site development standards imposed on older developments. Overall, most retail centers have sufficient parking and signage but a few areas have limited street visibility and landscaping.

Types of Existing Tenants

Citrus Heights has a variety of retail goods and services offered at its retail centers. Small businesses tend to locate at strip centers where lease rates are lower. These businesses include martial arts training centers, hair stylists, small restaurants, check cashing and a plethora of other small business types. Sunrise Mall houses the majority of apparel retail stores for Citrus Heights yet there are a few retail centers nearby that sell apparel as well. Rite Aid, K-Mart and large grocery chains anchor many of the community centers in Citrus Heights. Most of the auto-related retail is located on Auburn and Greenback, while family restaurant chains tend to reside near Sunrise Mall. Fast food and other community restaurants are distributed throughout the City.

Vacancy and Rental Rates

Depending on the source, the Citrus Heights retail vacancy rate ranges from 6.9 percent to 8.2 percent. Within the 26 retail centers and 3.5 million square feet of retail space that BAE surveyed, approximately 265,000 square feet, or 7.6 percent, was vacant. The vacancy rate figure is slightly over-stated because the majority of information came from brokers that were marketing retail centers that had vacancies. According to Grubb & Ellis' first quarter 1998 retail real estate analysis, the vacancy rate for large retail centers in Citrus Heights was 6.95 percent. The Sacramento Regional retail vacancy rate was comparable to the City's, at 7.57 percent. Citrus Heights' retail vacancy rate was skewed by limited availability of space at Sunrise Mall. The exclusion of Sunrise Mall from the study would increase the City's vacancy rate from 6.95 percent to 8.88 percent. With retail vacancy rates of ten percent or less considered relatively healthy, Citrus Heights' overall retail real estate market appears sound; however, as discussed below, certain retail centers or nodes show signs that they are having some difficulties.

The BAE survey indicated that small, unanchored centers with less than 30,000 square feet experienced a 27 percent vacancy rate in Citrus Heights.² Larger neighborhood centers in the range of 30,000 to 100,000 square feet, typically anchored by a grocery store, had an average vacancy rate of 25 percent.³ BAE also surveyed seven community centers, which typically range from 100,000 to 400,000 square feet, and documented an 11.3 percent vacancy rate.

Regional centers are over 400,000 to 1,000,000 square feet, with one or more general merchandise/department store anchors. Birdcage Centre is a regional shopping center that recently completed extensive interior and exterior renovations. Birdcage Centre has over 500,000 square feet of space. This center has less than 25,000 square feet of retail space available, for a vacancy rate of five percent. This vacancy may be over-stated due to the continuing absorption of the newly remodeled space in this center.

Technically, with 1.2 million square feet of retail space, Sunrise Mall is considered a super-Regional shopping center. Based on a reported vacancy of only 2,000 square

² This number is likely to be inflated. BAE gathered vacancy information from commercial brokers marketing centers with vacancies in Citrus Heights. BAE did not contact landowners of centers that were 100 percent occupied.

³ This number is likely to be inflated. See the previous footnote for further explanation.

feet at the Mall, the site is essentially fully occupied, allowing for normal turnover in a property of this size.

Within City sub-areas, the retail centers on Auburn Blvd. and in the West Greenback area had significant amounts of vacant space. Three centers near Auburn and Greenback have 60,000 square feet available, a quarter of their total leasable space (See Table 7-5). After discussions with commercial brokers, BAE discovered additional space will be available in the area due to the relocation of existing tenants. Sunrise and Madison retail centers have less vacant space available in relation to the total amount of space in these centers.

Most retail brokers indicated that Citrus Heights' retail vacancy rates have remained stagnant or slightly decreased in the last six months. In general, commercial brokers felt positive about a reduction in retail vacancy, which they partially attribute to the incorporation of Citrus Heights and added attention from local police. Brokers for small centers were optimistic about leasing spaces, but many felt that landowners were unrealistic in their asking lease rates. Simultaneously, other brokers warned of the potential for increasing retail vacancy as Roseville completes construction on two new regional retail centers, which will begin to compete with the Sunrise and Greenback area.

Lease rates can range from \$0.40 per square foot to more than \$2.00 per square foot. The average lease rate for retail space in the Citrus Heights area is \$1.20 per square foot, triple net.⁴ Sunrise Mall accounts for almost 1.2 million square feet of the City's total retail inventory and demands higher lease rates (\$2.00 sq. ft.) for non-anchor tenants. Sunrise Mall and the adjacent Birdcage Centre attract heavy retail traffic into the southwest section of Citrus Heights. Retail centers near Birdcage and Sunrise Mall benefit from the high traffic counts and premium lease rates that follow when heavy auto traffic leads to shopper visibility and attraction. Figure 3 maps retail real estate market conditions.

⁴ Grubb & Ellis reports on 33 centers that have over 50,000 square feet in retail space in the Citrus Heights/I-80 Corridor. Triple net leases typically require tenants to pay their share of property taxes, insurance, maintenance, and utilities, in addition to the monthly rent for their building space.

Figure 7-2: Office Real Estate Market Conditions

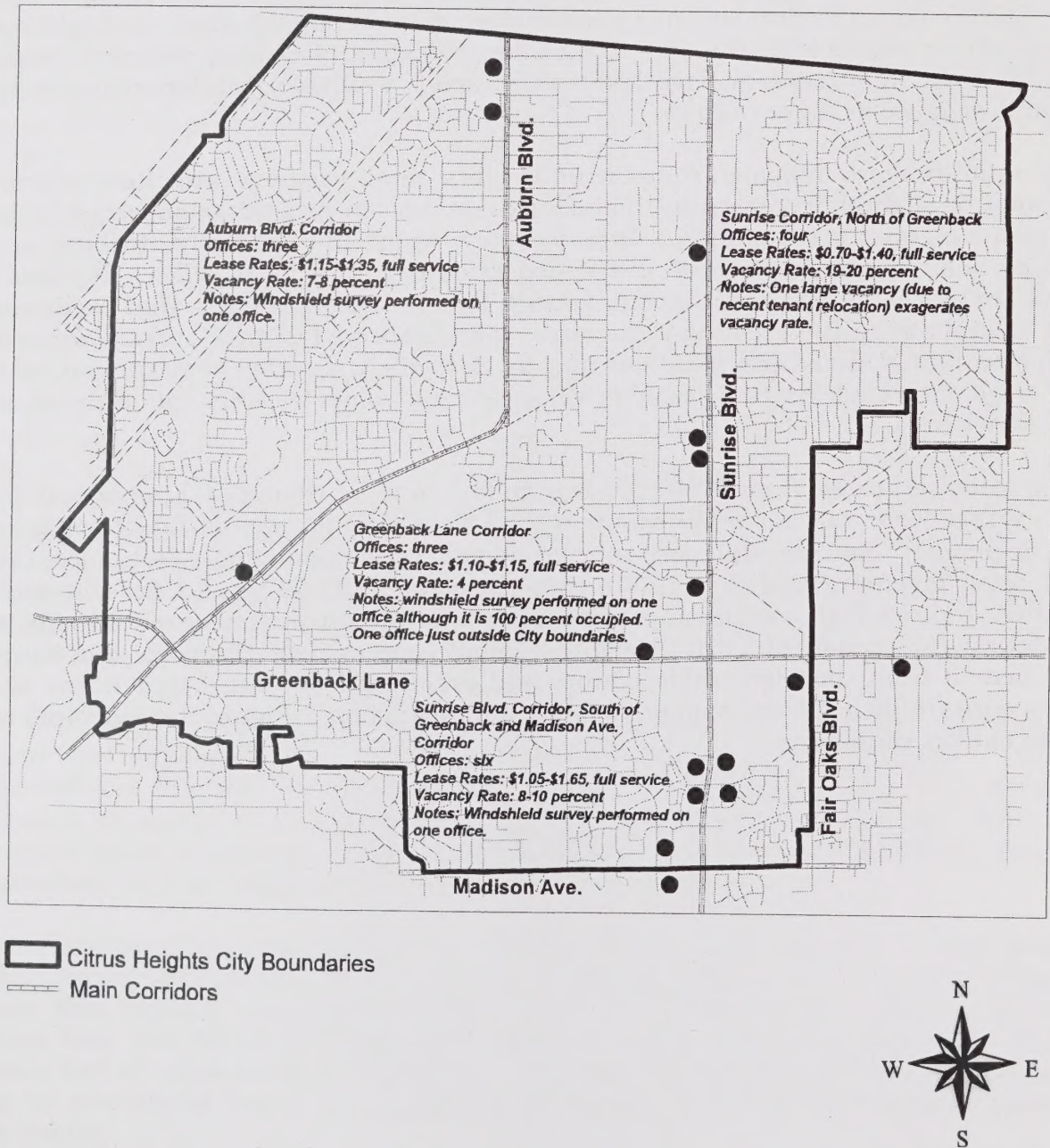
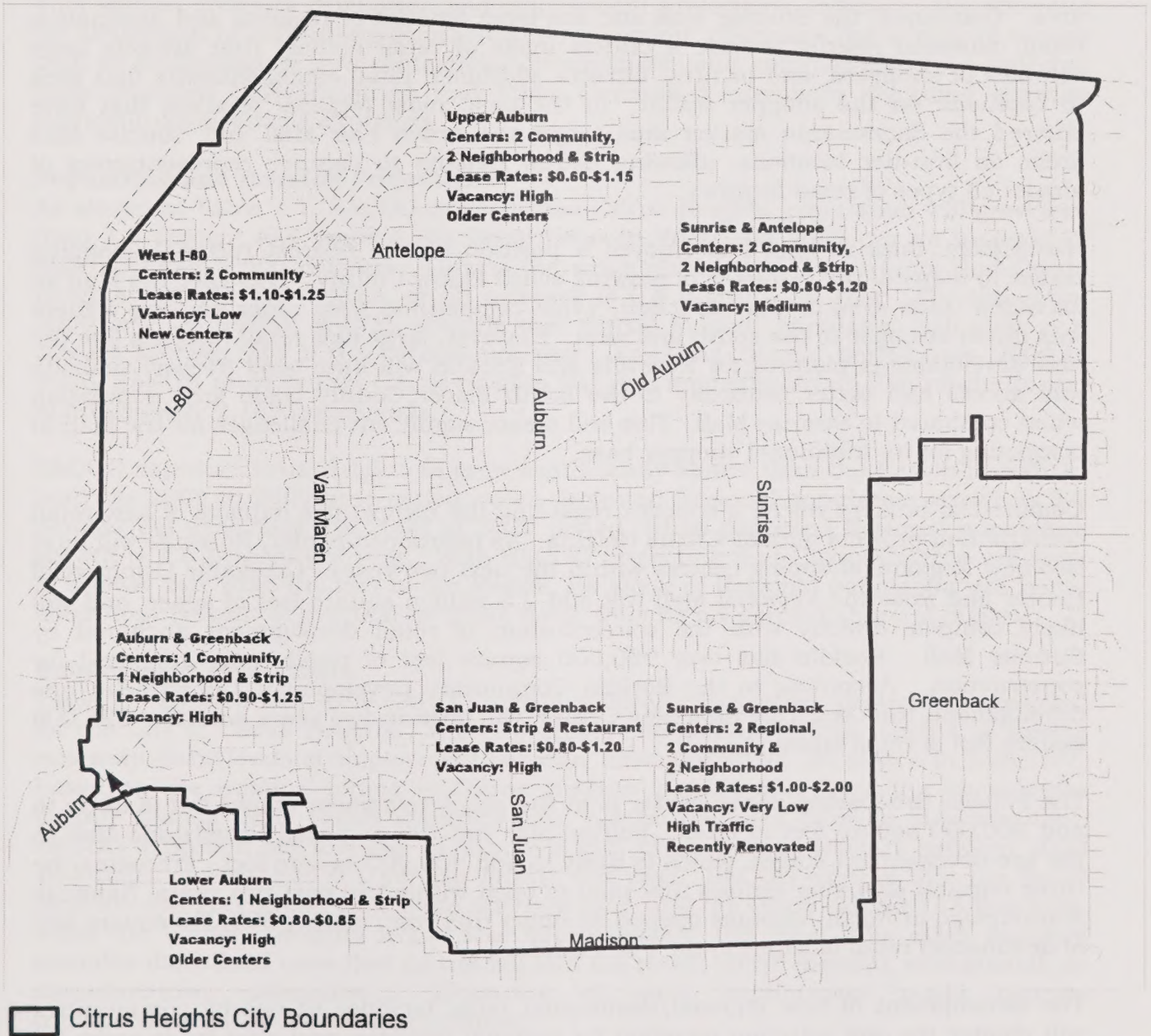


Figure 7-3: Retail Real Estate Market Conditions



Regional Positioning

Citrus Heights is known in the Sacramento region as a center for regional retail activity, due to the presence of Sunrise Mall, which is currently the largest mall in the area. Combined, the Sunrise Mall and the large amount of regional and destination retail clustered nearby provide a critical mass of retail activity that attracts large volumes of shoppers, and in turn, attracts additional retail establishments that seek to capitalize on the shopper traffic. In the past, most regional retailers that have entered the Sacramento market area target the Arden Fair Mall and Sunrise Mall areas as first-tier locations, allowing Citrus Heights to capture representatives of almost all types of retail facilities.

Historically, Sunrise Mall has enjoyed a position as the nearest regional shopping center to many of the residents of growing south Placer County. This gave the Mall an extended trade area in that direction, while competition from other existing centers was much stronger to the south and west. However, large new retail facilities like the new developments planned for Roseville and Rocklin will have good freeway visibility and access and better proximity to the south Placer County trade area population when compared to Sunrise Mall. This will create significant challenges for the Mall in competing for its traditional shopper base.

Commercial brokers voiced a concern regarding the competitive impacts of new retail construction projects outside Citrus Heights. As mentioned earlier, Roseville will have two new Regional shopping centers within the next two years. Creekside Commercial Center and Roseville Regional Mall will add 2.5 million square feet of space⁵ and will likely compete directly with the concentration of retail development anchored by Sunrise Mall. Rocklin has over 950,000 square feet of retail space proposed for construction. According to the Rocklin Community Development Department, one development, the Lone Tree Shopping Center, will open in two years and offer 925,000 square feet of retail space.

The Folsom Broadstone power center is in the pre-development stages but is likely to add 600,000 square feet of retail. Folsom also has the proposed Broadstone Mall in the pre-development stages, which is likely to add 900,000 square feet. Preceding the three regional shopping centers that plan to open within the next two years, Natomas Marketplace in North Natomas opened its doors this year, adding 500,000 square feet of destination retail facilities to the I-80 corridor.

The development of new regional/destination retail facilities in nearby communities will change the site selection equation for regional retailers, and alter trade areas for existing regional retailers based in Citrus Heights. The Citrus Heights retail strategy will need to focus on retaining existing retailers by maintaining competitiveness with newly developing retail areas in other communities through renovating and reconfiguring existing retail facilities and supporting that with improvements to public facilities and infrastructure. The best prospects for attracting new retailers will involve identifying under-served retail niches in the immediate area. Key challenges will be to overcome the lack of freeway visibility and direct freeway access to the City's

⁵ City of Roseville, *Quarterly Development Activity Report*, First Quarter 1998.

main retail areas, and to successfully market to the large, existing population base in the local area, in the absence of a rapidly growing population base.

Economic Growth Outlook

This section presents population and employment projections, evaluates the potential for absorption of continuing commercial development, discusses the supply of vacant land to accommodate new commercial development, and summarizes input collected from business representatives and other community members regarding citywide economic development strategies.

Population and Housing Projections

As shown in Table 7-7, SACOG projects that Citrus Heights' population will grow less than 1.0 percent (0.4 percent per year), between 2000 and 2005, for an increase of approximately 1,600 persons. During the same period, SACOG projects that Citrus Heights will add 591 homes, or an increase of 0.4 percent per year. For the entire 2000 to 2020 period, SACOG projects that Citrus Heights' population will grow at a modest average rate of 0.3 percent per year. Over the 20-year period from 2000 to 2020, SACOG projects that Citrus Heights will gain approximately 4,748 residents and approximately 2,169 households.

SACOG expects Citrus Heights to grow significantly slower than the Region overall, in both the 2000 to 2005 time period, when projected Regional population growth is 2.2 percent per year, and the 2000 to 2020 period, when projected Regional population growth is 1.8 percent per year. With SACOG projecting that Citrus Heights will grow at a lower rate than the rest of the Region, its share of Regional population will fall to about four percent of the total by 2020, down from its six percent share at present.

Employment Projections

Table 7-7 summarizes 1999 SACOG land-use based employment projections compiled for the City of Citrus Heights. The projections characterize Citrus Heights as having relatively static levels of employment between 1998 and 2020. As shown in Table 7-7, based on the existing zoning in Citrus Heights (carried over from the Sacramento County Zoning Code which governed land use in the area prior to incorporation), SACOG expects a net increase of only 399 new jobs in Citrus Heights between 2000 and 2020, or less than 0.1 percent growth per year. SACOG expects that the Retail land use category would contribute 564 new jobs, and the Office category 15 new jobs, while the "Other" category would lose approximately 180 jobs. The other category includes those land uses that do not fall into the retail, office, medical, educational, or manufacturing categories. Examples of such employment could include transportation, construction, or utilities.

Within the Sacramento Region overall, SACOG projects the greatest rate of employment growth in the Office land use category, for which SACOG projects an average annual growth rate of 2.9 percent each year between 2000 and 2020. This translates to a regional increase of approximately 171,000 new Office jobs. After the Office category, SACOG projects the sector with the next largest increase in employment will be Retail, with 2.2 percent average annual growth. Regionally, SACOG also expects strong growth in Manufacturing (2.6 percent per year), and more modest growth in Medical, Educational, and "Other."

TABLE 7-7: SACOG Population, Housing Unit and Employment by Land Use Projections, 1995 to 2020

Citrus Heights	1998	2000	2005	2010	2015	2020	2000 to 2005		2000 to 2020	
							Annual Increase	Absolute Change	Annual Increase	Absolute Change
Population	87,200	88,201	89,801	91,239	92,400	92,949	0.4%	1,600	0.3%	4,748
Households	32,702	33,043	33,634	34,319	34,910	35,212	0.4%	591	0.3%	2,169
Employment										
Retail	10,797	10,888	10,963	11,027	11,240	11,452	0.1%	75	0.3%	564
Office	1,550	1,648	1,651	1,654	1,658	1,663	0.0%	3	0.0%	15
Medical	961	963	963	963	963	963	0.0%	-	0.0%	-
Educational	956	960	960	960	960	960	0.0%	-	0.0%	-
Manufacturing	95	102	102	102	102	102	0.0%	-	0.0%	-
Other	4,342	4,140	4,061	3,994	3,977	3,960	-0.4%	(79)	-0.2%	(180)
Total	18,701	18,701	18,700	18,700	18,900	19,100	0.0%	(1)	0.1%	399

Sacramento Region

Population	1,641,235	1,720,808	1,919,659	2,140,331	2,336,660	2,463,165	2.2%	198,851	1.8%	742,357
Households	616,985	645,666	722,784	808,093	881,918	932,322	2.3%	77,118	1.9%	286,656
Employment										
Retail	134,895	146,921	171,021	193,066	212,747	227,971	3.1%	24,100	2.2%	81,050
Office	201,654	217,738	260,575	306,274	351,448	388,463	3.7%	42,837	2.9%	170,725
Medical	63,556	64,503	68,874	73,520	77,010	80,192	1.3%	4,371	1.1%	15,689
Educational	54,607	56,181	61,280	65,737	70,331	73,329	1.8%	5,099	1.3%	17,148
Manufacturing	60,376	65,532	75,005	88,899	100,147	108,726	2.7%	9,473	2.6%	43,194
Other	204,243	205,404	224,764	241,678	260,854	270,354	1.8%	19,360	1.4%	64,950
Total	719,331	756,279	861,519	969,174	1,072,537	1,149,035	2.6%	105,240	2.1%	392,756

Sources: Sacramento Area Council of Governments; BAE.

It is important to note that the SACOG employment projections for Citrus Heights are constrained by a lack of developable land, and also by past employment growth trends in the area. They do not take into account any changes in land use that may come about as part of the General Plan process, or the City's new local economic development policy, both of which will potentially help the City to capture greater shares of regional employment growth in the future. For example, as part of the Economic Development Strategy process, BAE reviewed industry cluster analyses completed for regional economic development initiatives sponsored by the State Commerce and Trade Agency and by a public-private consortium that organized the Valley Vision Regional Economic Cluster Project. Based on these regional analyses and Citrus Heights' own economic environment, the Economic Development Strategy process identified call centers/data centers as an area of the Service sector in which the Sacramento Region is competitive, and in which the City of Citrus Heights itself has opportunities to be regionally competitive. The Citrus Heights Economic Development Strategy views development of call/data centers as a potential reuse strategy for former retail sites that are no longer viable as such. To the extent that such strategies are effective, the City of Citrus Heights has opportunities to capture greater job growth than is reflected in the current SACOG projections.

Commercial Absorption Potential

It is difficult to predict the potential commercial absorption rate in Citrus Heights over the next 20 to 25 years, for a number of reasons. First, there is a lack of accessible data regarding historic commercial absorption trends. BAE contacted City Planning staff and County Planning staff and found that there is no readily available tabulation of data regarding commercial development over time for Citrus Heights. In addition, of a number of commercial real estate brokerages surveyed, none maintained market data for Citrus Heights as a distinct area, separate from its adjacent communities. Even if historic absorption data were available, this information alone would not be entirely adequate to project future absorption potential within the City due to the changes in policy that can be expected in the wake of incorporation and adoption of the new Economic Development Strategy and the City's own General Plan, replacing the County policies that governed development in the area historically. In addition, historic trends were undoubtedly influenced by regional and national macro-economic conditions that may not carry over into the future.

The SACOG employment projections summarized in Table 7-7 provide a starting point for estimates of the absorption of commercial development that Citrus Heights could expect over the next 20 to 25 years. The upper part of Table 7-8 uses those projections to estimate the potential net increase in employment within each land use category, by five-year increments beginning with 2000. As shown in the table, the anticipated increase in jobs is approximately 400 between 2000 and 2020. Then, the middle part of Table 7-8 relies on a number of assumptions to estimate that approximately 16.3 acres of land would be necessary to accommodate the projected employment growth within the City of Citrus Heights.⁶ This assumes that approximately 10.6 acres of land would become available for retail use, due to the projected loss of jobs in the "Other" land use category. In fact, it is unlikely that such

⁶ Table 7-8 relies upon employment density factors supplied SACOG, which express the typical number of employees per net acre of land area, by land use category. Table 7-8 further assumes that net acres are equal to 85 percent of gross land area.

land would be appropriate for retail use; therefore, the City should consider the 26.5 acres of land necessary to accommodate its anticipated retail employment growth as a more realistic quantity of land necessary to accommodate SACOG's projected employment growth.

Vacant Land Inventory

Based on data supplied by the Citrus Heights Planning Department, Laurin Associates, and the Citrus Heights Economic Development Coordinator, the City of Citrus Heights' inventory of vacant land stands at just over 256 acres, including approximately 150 acres of land designated for residential development, 42 acres of land designated for retail uses, nine acres of land for Business Park uses, 42 acres of land designated for industrial uses, and approximately 13 acres of land designated for recreational/open space uses. Table 7-9 summarizes the vacant land inventory.

Under the existing Citrus Heights land use regulations, in aggregate, there is adequate vacant commercial land to support projected retail employment growth, as well as additional vacant land to accommodate office and industrial employment growth. Even so, the General Plan process is an appropriate time for the City to evaluate whether the existing vacant lands within the City are appropriate to accommodate the desired types of development, and consider rezonings to better accommodate development opportunities. For example, because of the size of the site and the opportunity to develop a larger scale shopping center, the City may consider rezoning some of the land in the Stock Ranch area to accommodate additional new retail development, and allowing other land that is currently occupied by obsolete retail uses to revert to non-retail uses, such as call/data centers, at some point in the future. The General Plan could serve as a tool to help guide the conversion of existing land uses in response to changing economic conditions and commercial needs.

It should be noted that the Stock Ranch property represents 158 acres of the 257 acres of vacant land citywide. This property represents the largest and potentially most important "opportunity" site in Citrus Heights. Current land use designations for Stock Ranch include: 20.0 acres of single family; 71.6 acres of multifamily; 16.7 acres of shopping center; all of the 42 acres of vacant land within the City designated for manufacturing uses; and lastly, seven acres of park/recreational land. Overall, Stock Ranch represents just under 62 percent of the citywide vacant land inventory. Given that the Stock Ranch property represents the single largest vacant property in Citrus Heights, there is a need to revisit land use designations for Stock Ranch as part of the process of developing the City's General Plan in order to provide adequate sites for economic development. In addition, development of this site can support local economic development in other ways, including creating a development that will serve to enhance the community's business image within the region, and creating a development that will offer community amenities and features that will enhance Citrus Heights' reputation as an attractive residential location.

Table 7-8: Projected Commercial Absorption Potential

Projected Citrus Heights Employment Growth Increment

Land Use	00-05	05-10	10-15	15-20	Total
Retail	75	64	213	212	564
Office	3	3	4	5	15
Medical	0	0	0	0	0
Educational	0	0	0	0	0
Manufacturing	0	0	0	0	0
Other	-79	-67	-17	-17	-180
Total Employment Change	-1	0	200	200	399

Gross Land Area Required to Accommodate Employment Growth

Land Use	00-05	05-10	10-15	15-20	Total
Retail	3.5	3.0	10.0	10.0	26.5
Office	0.1	0.1	0.1	0.1	0.4
Medical	-	-	-	-	-
Educational	-	-	-	-	-
Manufacturing	-	-	-	-	-
Other	(4.6)	(3.9)	(1.0)	(1.0)	(10.6)
Total Land Area Required	(1.0)	(0.9)	9.1	9.1	16.3

Employees Per Net Acre (b)

Retail	25
Office	45
Medical	38
Educational	Na
Manufacturing	20
Other	20

Notes:

- (a) Gross land area assumes net acres are equal to 85 percent of gross land area.
(b) Employment density factors based on data supplied by SACOG.

Sources: SACOG; BAE.

Table 7-9: Vacant Land Inventory

Current Land Use/Zoning	Vacant (Acres)		Stock Ranch
	City Wide	Stock Ranch	Pct. of Total
Residential			
Single Family Residential (RD-2, 5, 7))	32.1	20.2	62.9%
Multifamily Residential Income (RD-10, 20,30)	119.1	71.6	60.1%
Commercial			
Limited Commercial	7.0	-	0.0%
General Commercial	4.4	-	0.0%
Shopping Center	30.3	16.7	55.1%
Business and Professional	8.8	-	0.0%
Industrial	42.3	42.3	100.0%
Other (recreational)	12.7	7.2	56.6%
Total Land Area	256.7	158.0	61.6%

Source: City of Citrus Heights; Laurin Associates; Respective Owners/Representatives; BAE, 1998.

Local Business and Community Input

In addition to a specially appointed Economic Development Strategy Task Force, which served as a sounding board, reviewer, and advisor for the Economic Development Strategy, the Economic Development Strategy process included other efforts to collect input from the Citrus Heights community on economic development issues. This included numerous interviews with “key informants,” and a community economic development workshop.

Local Economic Development Workshop

Members of the City Council, the Economic Development Strategy Task Force, business and neighborhood groups, and the general public were invited to attend a public workshop. After providing workshop participants with an explanation of the overall economic development strategy process, and a briefing on the research findings to date, BAE facilitated a group effort to identify significant economic development “values” that should be reflected in the City’s economic development activities. A number of common themes were identified, including Community Identity, Transportation/Accessibility, A User-Friendly Government, Safety/Community Health and a Diverse Business Base.

The workshop participants also identified a number of economic development opportunities and barriers, including a number that are directly related to the General Plan such as land use, housing, community facilities and services, open space and recreation, and circulation and transportation. Enhancing these aspects of the local community were seen as an integral part of maintaining and improving a positive business environment, recognizing that almost all aspects of the General Plan will have a direct or indirect bearing on economic development activities.

Key Informant Interviews

In the process of conducting research for the Economic Development Baseline Assessment, BAE identified and targeted a number of individuals who were especially familiar with economic conditions and trends in Citrus Heights and conducted in-depth telephone interviews with them. BAE surveyed their concerns, suggestions, perceptions, and outlooks for the Citrus Heights economy. The list of businesses and organizations surveyed included commercial brokers, the director of the Small Business Development Center, the Chamber of Commerce, major retailers in Citrus Heights, shopping center operators and project developers.

The common themes among respondents were that the city lacks a clear identity, which should be developed and marketed in conjunction with the business community. In addition to marketing efforts, most felt the city should improve retail corridors by developing “gateways” to clearly define the city’s borders and its neighborhoods. Interviewees argued for a need to diversify the economy and provide a greater range of employment opportunities. They saw Citrus Heights’ competitive strengths to be its dense population, improved business relations with the City and a strong service economy. Key informants named declining household income, outdated retail centers and unavailability of vacant land as the primary competitive disadvantages.

Summary

From an economic development perspective, one of the most important policy questions for the City of Citrus Heights to address in its General Plan process is whether the City wishes to seek additional commercial development opportunities by designating additional land for commercial development, either within the existing City boundaries or within a Sphere of Influence, in order to seek economic growth greater than that projected by SACOG. Based on the findings from the Economic Development Strategy project, including limited potential for trade area population growth and increasing competition from elsewhere within Citrus Heights’ traditional regional trade area, it is appropriate to assume that the City of Citrus Heights will achieve only modest gains in Retail employment. Implementation of the *Retail Retention and Strengthening* component of the City’s Economic Development Strategy will serve a key function in this regard. Based on the City’s past performance and on anticipated trends in regional employment growth, it appears that Services employment is an area in which the City of Citrus Heights could enhance its profile, and attract greater employment increases than those anticipated in the SACOG projections. The *Long Term Economic Diversification* component of the Economic Development Strategy encourages this type of evolution in the Citrus Heights economy.

Numerous other General Plan policy questions will also relate to economic development, including the third component of the Economic Development Strategy, which involves *Enhancing the Qualities that Make Citrus Heights a Unique Place*, which promotes the idea that almost all local “quality of life” issues also play an important role in economic development. In particular, the public input collected during the Economic Development Strategy process echoed this theme. Therefore, in considering policies pertaining to issues such as transportation and traffic, parks and open space, housing, and public services and facilities, the City should consider the potential

indirect impacts on the City's business environment and the City's ability to retain, expand, and attract new local economic activity.

Chapter 8. Safety & Noise Issues

Introduction

This chapter provides information regarding potential hazards and noise conditions in the City of Citrus Heights.

The information provided in these sections was developed based on review of existing documentation from the City of Citrus Heights, Sacramento County and other surrounding communities, as well as consultations with City and Sacramento County staff and field surveys.

Seismic & Geologic Hazards

Topography

The topography of the Citrus Heights area is characterized by flat terrain with small hills in some locations. Cripple Creek and Arcade Creek flow through the project area (see **Chapter 4, Natural Resources**, Figure 4-1). The majority of the project area has been developed with residential, commercial or industrial uses. Slopes within the project area range from zero percent to 15 percent with the majority of the steeper slopes located in the southeastern portion of Citrus Heights area. Elevations range from 120 feet above mean sea level near the southwestern edge of the city to 200 feet above mean sea level near the southeastern portion of the city.

Geology

Citrus Heights is located in the northern portion of Sacramento County, south of the Roseville corporate boundary and north of Carmichael and Fair Oaks. In this area, the predominantly granitic and metamorphic rocks at high elevations of the Sierra Nevada Mountains transition into the low foothills, terraces and alluvial filled valleys of the Central Valley geomorphic province. The general geology is composed of Cenozoic Era (up to 65 million years old) sedimentary rocks, volcanic mudflow deposits, and young sediments comprise the uppermost 4,000 feet of Central Valley fill.

The Citrus Heights area is located in the Great Valley geomorphic province, which is bound by the California Coast Ranges on the west and on the east by the Sierra Nevada Mountains. Erosion of the Coast Ranges and the Sierra Nevada Mountains has created the sediments deposited into the Great Valley. In addition, the flows of the Sacramento River and the San Joaquin River have drained and further shaped the Valley. The Great Valley is divided into various geomorphic subunits, including the Delta, characterized by Holocene deposits, include the low-lying lands that extend along Sacramento County's western boundary. This region was previously covered with tidal marshes and sloughs. Currently, this area has been drained and numerous islands have been created by the construction of the levee system.

The Citrus Heights area is located within the Delta geomorphic subunit, a Holocene Flood Plain containing peat deposits (Jennings, 1985).

Soils

The Soil Survey of Sacramento County, prepared by the USDA, Natural Resource Conservation Service (formerly Soil Conservation Service) maps soil types in most of Sacramento County, including the Citrus Heights area. The City of Citrus Heights is underlain by numerous soil types that have various properties (see Table 8-1); however, the predominant soil types are the Xerarents-Fiddymment, Fiddymment fine sandy loam, and Fiddymment loam series. The majority of soils in the City of Citrus Heights have slight to moderate erosion potential and moderate shrink-swell potential. Shrink-swell refers to the soils ability to expand when wet and to contract when dry.

Table 8-1: Soil Types in Citrus Heights

Soil Type	Soil Slope ^a	Erosion Hazard	Shrink/Swell Potential ^b
229 Urban Land-Xerarents-Fiddymment complex	0-8%	slight to moderate	low to high
145 Fiddymment fine sandy loam	1-8%	slight	low to moderate
146 Fiddymment loam	1-15%	slight to moderate	high
227 Urban Land (large areas covered by impervious surfaces)	n/a	n/a	n/a
241 Xerarents-Urban Land-Fiddymment Complex	8-15%	moderate	low to high
185 Orangevale-Kaseberg-Urban Land complex.	8-25%	moderate to severe	low to moderate
162 Kaseberg-Fiddymment-Urban land complex	2-15%	slight to moderate	low
149 Fiddymment-Urban Land complex	1-8%	slight to moderate	moderate
148 Fiddymment-Orangevale-Urban land complex	2-8%	moderate	moderate
147 Fiddymment-Orangevale complex	2-8%	slight to moderate	moderate
144 Fiddymment Fine Sandy Loam	0-1%	slight	moderate
172 Liveoak Sandy Clay Loam	0-2%	slight	low

a Soil types are known to occur within this slope range.

b The shrink-swell potential of soils could be a restrictive factor when it comes to site development. Site restrictions are identified when the type of use and site-specific characteristics are known (usually when a geotechnical study is developed for a project).

Source: USDA, Soil Conservation Service, 1991

Shrinking and swelling of soil can damage roads, dams, building foundations, and other structures. The Citrus Heights area soils have low to high shrinking and swelling ratings. High rated shrink/swell soil areas are located in the central portion of Citrus Heights, southeast of the Union Pacific Railroad tracks and north of Interstate 80, and in the southeastern portion of the city just north of Madison Avenue.

Erosion is a natural geologic process where landforms are worn down or reshaped over time by natural factors such as wind and water. The Citrus Heights area has low to moderate erosion ratings. In general, erosion occurs where there are steep slopes and the soil is continually exposed to wind and rain.

Slope Stability

No landslides or landslide deposits have been mapped within the City. No evidence of slope instability such as landslide scars or mudflow features are observed in the Citrus Heights area. Soils within the site overlay bedrock and rock outcrops on isolated knolls. The overall potential for slope instability in the Citrus Heights area is considered low.

Seismicity & Seismic Hazards

Regional Setting

The Central Valley and the Sierra Nevada, like most of California, is a seismically active region, although it has a lower earthquake risk than many other areas of the state. The severity of seismic events are typically described through the use of the Richter scale magnitude (M) which is a measure of the strain

energy released at the source of the earthquake. Richter magnitude does not necessarily relate directly to hazardous effects, which result from the response of natural and human-built features to the energy. In addition to the Richer scale, the Modified Mercalli scale (MM) is a qualitative measurement and is often used to describe earthquake intensity based on effects on natural features, structures, and human life. The MM scale ranges from a low of I (not felt) to a high of XII (total destruction).

There are no known faults within the Citrus Heights area, nor is the area within an Alquist-Priolo Special Studies Zone. The primary site hazard associated with seismic activity would involve minor ground shaking from more distant faults.

Active Faults

Although there are no active faults in the immediate vicinity of Citrus Heights, several large, active and potentially active faults are located within the surrounding region. These faults include the Dunnigan Hills Fault and other unnamed faults on the west side of the Sacramento Valley, and faults associated with the Foothills Fault System along the western slope of the Sierra Nevada. However, the probability that these faults would significantly affect Citrus Heights is considered to be small (Stickney, 1998). Ground shaking felt in Citrus Heights is more likely to be the result of seismic activity along coastal faults (Stickney, 1998).

Major faults located within 60 miles of the Citrus Heights project area are listed in Table 8-2. The closest known active fault mapped by the California Division of Mines and Geology is the Foothills Fault Zone which is located approximately 15 miles northeast of Citrus Heights. Other active or potentially active faults that may be a hazard to the area include Green Valley-Concord, Hayward, San Andreas, and Calaveras.

Inactive Faults

Three local faults lie within approximately 20 miles of Citrus Heights, all of which are considered inactive (no activity in the Holocene period of the last 10,000 years). These include the Volcano Hill Fault, just east of the Roseville City limits, the Linda Creek Fault (which has uncertain existence and activity status) extending southeasterly along a portion of Linda Creek in the southern portion of the City of Roseville and into Sacramento County, and a third unnamed fault. The unnamed fault is a west-east oriented fault between the City of Rocklin and Folsom Reservoir. Portions of this fault are concealed, and may be connected to the Bear Mountain Fault Zone. In 1908, an earthquake estimated to have exceeded 4.0 on the Richter Scale occurred on an unnamed fault in the southwestern portion of Placer County, probably centered between Folsom and Auburn, and Placerville and Roseville (BMI, 1997). No significant seismic event has been recorded in the Roseville vicinity since that time.

Secondary Hazards

Active faults can result in a variety of secondary hazards including groundshaking, liquefaction and settlement. Groundshaking is the motion that occurs during the shifting of a fault. There have been no recent fault movements in the County of Sacramento. However, this region has experienced groundshaking from the movements of faults located east and west of the County.

Liquefaction is the loss of soil strength due to seismic activity in association with water saturated soils. Liquefaction leads to a "quick sand" type condition for structures built in areas of poorly consolidated water saturated sediments or artificial fill.

Settlement is the compaction of soils due to seismic activity. Settlement of soil can range from a few inches to several feet. As an example landfills frequently undergo settlement as a result of the decomposition of material.

Table 8-2: Active & Potentially Active Regional Faults

Fault	Location to Study Area	Earthquake Year Location	Historic Activity	MCE^a
Midland Fault *	32 miles W	Pre-Quaternary (older than 1.6 m.y.)	--	7.0
Dunnigan Hills *	35 miles W	Holocene (200-10,000 y.)	--	6.5
Unnamed Fault (Coast Range-Sierran Block)	45 miles W	1892, Vacaville-Winters	6.5-7.0	7.0
Green Valley-Concord	60 miles SW	Holocene (200-10,000 y.)	"Creep"	7.0
Foothills Fault System **	15 miles NE	1975 Oroville	5.7	6.5
Coast Range-Sierra Block Boundary	35 miles SW	1892 Vacaville-Winters	--	7.0
Hayward	60 miles SW	1836, 1868	6.8	6.5-7.0
Calaveras	50 miles SW	1861	6.1	6.5-7.0
San Andreas	80 miles SW	1906, 1989 Loma Prieta	7.1	8.3

* Evidence of Quaternary (i.e. less than 1.6 million years old) faulting is not definitive for this fault zone.

** Evidence of Late Quaternary (i.e. less than 100,000 years) faulting is not definitive for this entire fault zone.

a MCE is the Maximum Credible Earthquake, defined as the strongest earthquake that is likely to be generated along an active fault zone, based on the geologic character of the fault and the earthquake history

Sources: Placer County, 1997; El Dorado County, 1997

The probability of the above hazards affecting the Citrus Heights area is low. According the Sacramento County General Plan (1993) Citrus Heights is located in a low severity zone assuming maximum earthquake intensity. In addition, all structures are designed for Seismic Zone 3, in accordance with the provisions of the Uniform Building Code.

Noise Sources & Standards

Background

Noise is defined as unwanted sound. Sound, traveling in the form of waves from a source, exerts a sound pressure level (referred to as sound level) which is measured in decibels (dB), with zero dB corresponding roughly to the threshold of human hearing and 120 to 140 dB corresponding to the threshold of pain. Pressure waves traveling through air exert a force registered by the human ear as sound.

Sound, when measured for community noise assessments, is measured with an electronic noise meter that includes an electronic filter corresponding to the typical human ears sensitivity to various frequencies of a sound. This electronically filtered noise level is recorded as A-weighted decibels, or dBA. Some representative noise sources and their corresponding A-weighted noise levels are shown in Figure 8-1.

Noise Exposure & Community Noise

An individual's noise exposure is a measure of noise over a period of time. A noise level is a measure of noise at a given instant in time. The noise levels presented in Figure 8-1 are representative of measured noise at a given instant in time, however, they rarely persist consistently over a long period of time. Rather, community noise varies continuously over a period of time with respect to the contributing sound sources of the community noise environment. Community noise is primarily the product of many distant noise sources, which constitute a relatively stable background noise exposure with the individual contributors unidentifiable. The background noise level changes throughout a typical day, but does so gradually, corresponding with the addition and subtraction of distant noise sources such as traffic and atmospheric conditions. What makes community noise constantly variable throughout a day, besides the slowly changing background noise, is the addition of short-duration single event noise sources such as

Relationships Between Peak Ground Acceleration, Peak Ground Velocity, and Modified Mercalli Intensity for the City of Citrus Heights, Sacramento County

a summary table prepared in October 2000 by the California Division of Mines & Geology
for the Safety Element within the General Plan of the City of Citrus Heights

adapted from a seismology publication by USGS and Caltech seismologists David J. Wald, V. Quintoriano, Thomas H. Heaton, & H. Kanamori published in EERI *Earthquake Spectra*, vol. 15, no. 3, Aug. 1999, p. 557-564; Earthquake Engineering Research Institute < www.eeri.org >

Perceived Shaking	Not Felt	Weak	Light	Moderate	Strong	Very Strong	Severe	Violent	Extreme
Damage Potential	None	None	None	Very Light	Light	Moderate	Moderate to Heavy	Heavy	Very Heavy
Peak Acceleration (g = gravity)	<0.0017g	0.0017g – 0.014g	0.014g – 0.039g	0.039g – 0.092g	0.092g – 0.18g	0.18g – 0.34g	0.34g – 0.65g	0.65g – 1.24g	> 1.24g
Peak Velocity (cm/sec)	< 0.1	0.1 to 1.1	1.1 to 3.4	3.4 to 8.1	8.1 to 16	16 to 31	31 to 60	60 to 116	>116
Modified Mercalli Intensity	I	II-III	IV	V	VI	VII Citrus Heights	VIII	IX	X

Design Basis Earthquake Ground Motion for “regular” commercial and residential structures. Defined in 1997 UBC §1627 as 10 percent chance of exceedance in 50 years, with a statistical return period of 475 years.

For Citrus Heights: Peak Ground Acceleration, **PGA = 0.18g**
Modified Mercalli Intensity, **MMI = VII**

Upper-Bound Earthquake Ground Motion for public schools, hospitals, skilled nursing facilities, essential services buildings (such as, police stations, fire stations, city hall, emergency communication centers). Defined in 1998 CBC §1631A.2.6 as 10 percent chance of exceedance in 100 years, with a statistical return period of 949 years.

For Citrus Heights: Peak Ground Acceleration, **PGA = 0.21g**
Modified Mercalli Intensity, **MMI = VII**

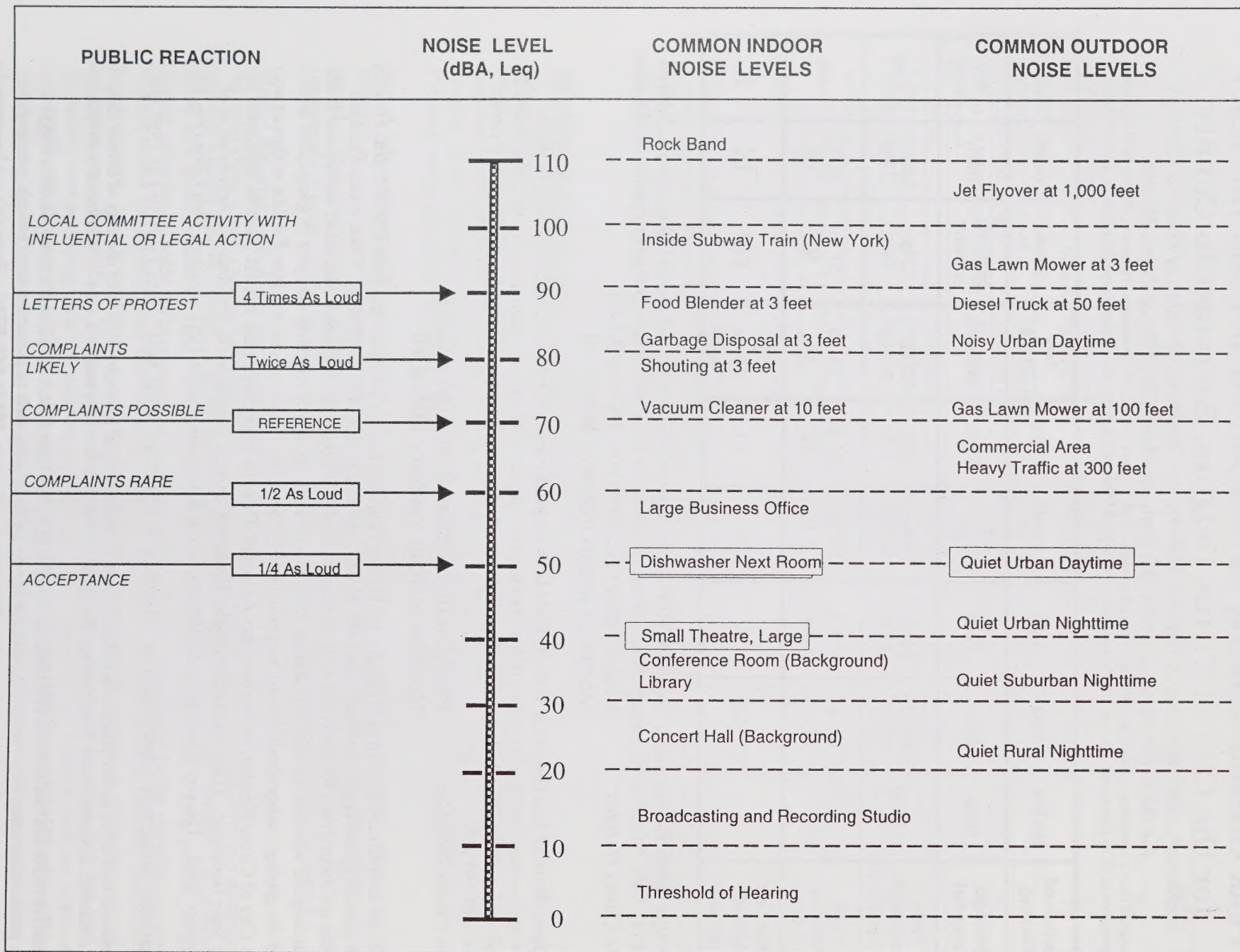
GIS site coordinates for Citrus Heights City Hall at Fountain Square are measured from USGS Citrus Heights 7½-minute Quadrangle: Latitude: 38.680° North, and Longitude: 121.298° West. These ground motion values are appropriate for the entire City of Citrus Heights for these three reasons: the active earthquake faults (seismogenic sources) are relatively distant (±55 to 120 km), the city is relatively compact in geographic extent, and the geologic subgrade of the city is approximately the same. There are **no active faults** within or near the City of Citrus Heights, so there are **no Alquist-Priolo Earthquake Fault Zones** delineated by the State Geologist. There are **no Seismic Hazard Zones** (landslides & liquefaction) delineated as of October 2000. The city is located in **Seismic Zone 3** according to the 1997 Uniform Bldg Code, Fig. 16-2.

Geologic Subgrade Classification: alluvium = Type S_D “Stiff Soil” from Table 16-J of 1997 UBC.

Prepared 10-3-2000 under provisions of Calif. Govt. Code §65302(g) in cooperation with the City of Citrus Heights by Robert H. Sydnor, *Senior Engineering Geologist*, RG 3267, CHG 6, CEG 968, CPG 4496 RSydnor@consrv.ca.gov

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For public information from the state's geological survey, geologic maps, fault zone maps, seismic hazards zone maps, landslide maps, mineral resource maps, and geologic reports, telephone **(916) 445-5716**. Please visit our homepage for geologic information, down-loadable maps, and a list of geology publications: **www.consrv.ca.gov/dmg**



SOURCE: Caltrans Transportation Laboratory Noise Manual. 1982

FIGURE 8-1
Effects of Noise on People

aircraft flyovers, vehicle passbys, sirens, etc., which are readily identifiable to the individual. These successive additions of sound to the community noise environment varies the community noise level from instant to instant requiring the measurement of noise exposure over a period of time to legitimately characterize a community noise environment and evaluate cumulative noise impacts. This time-varying characteristic of environmental noise is described using statistical noise descriptors. The most frequently used noise descriptors are summarized below:

- L_{eq} : the equivalent sound level is used to describe noise over a specified period of time, typically one hour, in terms of a single numerical value. The L_{eq} is the constant sound level which would contain the same acoustic energy as the varying sound level, during the same time period (i.e., the average noise exposure level for the given time period).
- L_{max} : the instantaneous maximum noise level for a specified period of time.
- L_{10} : the noise level that is equaled or exceeded 10 percent of the specified time period. The L_{10} is often considered the maximum noise level averaged over the specified time period.
- L_{90} : the noise level that is equaled or exceeded 90 percent of the specified time period. The L_{90} is often considered the background noise level averaged over the specified time period.
- L_{dn} : 24-hour day and night A-weighted noise exposure level which accounts for the greater sensitivity of most people to nighttime noise by weighting noise levels at night ("penalizing" nighttime noises). Noise between 10:00 p.m. and 7:00 a.m. is weighted (penalized) by adding 10 dB to take into account the greater annoyance of nighttime noises.

CNEL: similar to the L_{dn} , the Community Noise Equivalent Level (CNEL) adds a 5 dB "penalty" for the evening hours between 7:00 p.m. and 10:00 .m. in addition to a 10 dBA penalty between the hours of 10:00 p.m. and 7:00 a.m.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- subjective effects of annoyance, nuisance, dissatisfaction;
- interference with activities such as speech, sleep, and learning; and
- physiological effects such as hearing loss or sudden startling.

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise, or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists, and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so called "ambient noise" level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it. With regard to increases in A-weighted noise level, the following relationships occur:

- except in carefully controlled laboratory experiments, a change of one dBA cannot be perceived;
- outside of the laboratory, a three dBA change is considered a just-perceivable difference;
- a change in level of at least five dBA is required before any noticeable change in human response would be expected; and

- a ten dBA change is subjectively heard as approximately a doubling in loudness, and can cause adverse response.

These relationships occur in part because of the logarithmic nature of sound and the decibel system. The human ear perceives sound in a nonlinear fashion, hence the decibel scale was developed. Because the decibel scale is based on logarithms two noise sources do not combine in a simple additive fashion, rather logarithmically. For example, if two identical noise sources produce noise levels of 50 dB, the combined sound level would be 53 dB, not 100 dB. Because of this sound characteristic, if two noise emission sources, one producing a noise level greater than 9 dB than the other, the contribution of the quieter noise source is negligible and the sum of the noise sources is that of the louder noise source.

Noise Attenuation

Stationary point sources of noise, including stationary mobile sources such as idling vehicles, attenuate (lessen) at a rate of six to nine dB per doubling of distance from the source, depending on environmental conditions (i.e., atmospheric conditions and noise barriers, either vegetative or manufactured, etc.). Widely distributed noises, such as a large industrial facility spread over many acres or a street with moving vehicles, would typically attenuate at a lower rate, approximately four to six dB.

Acceptable Noise Levels

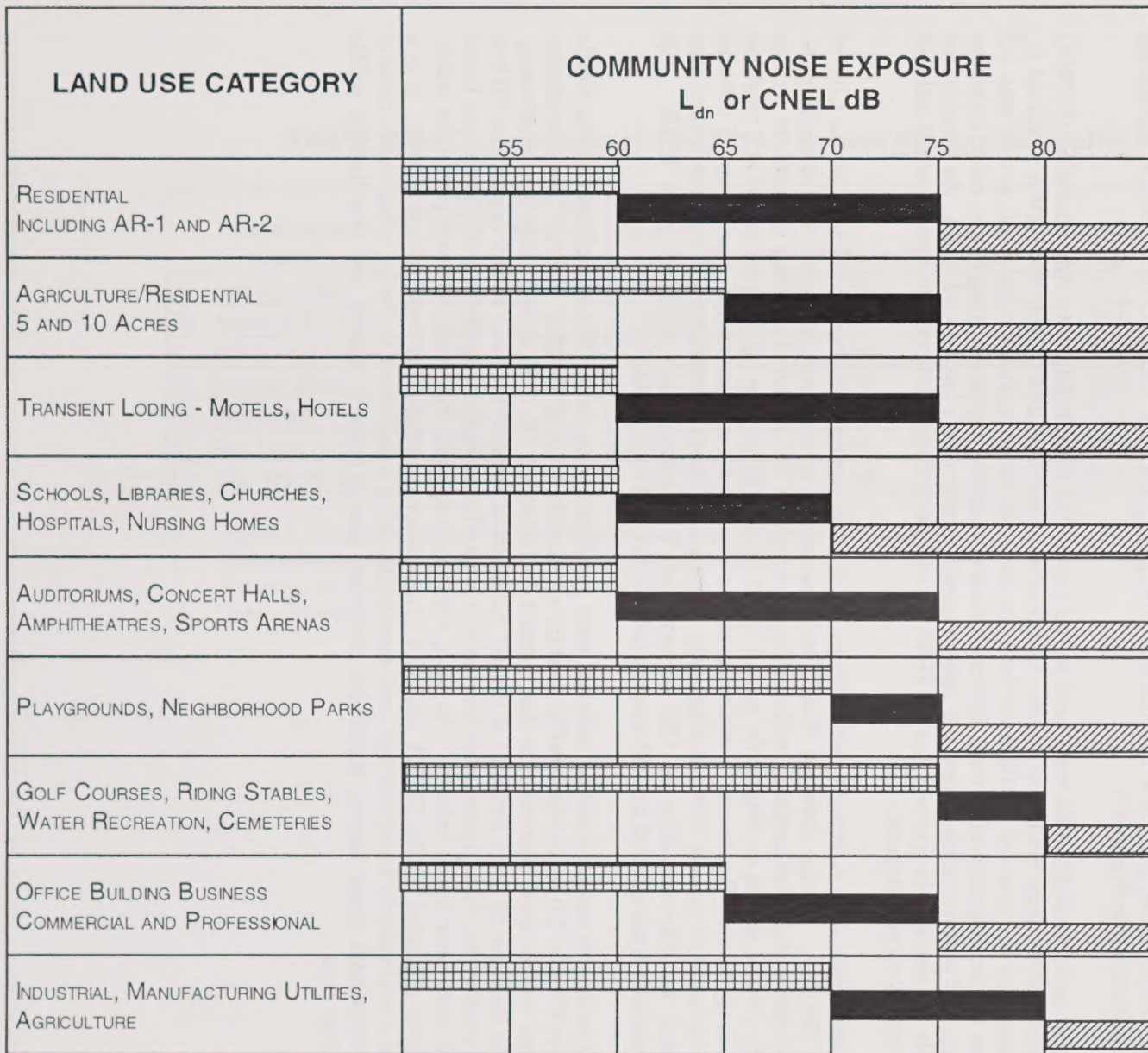
The Department of Housing and Urban Development (HUD), a federal agency, considers outdoor day-night noise exposure up to 65 dBA, L_{dn} as acceptable for residential land uses under most circumstances.

Figure 8-2 summarizes noise performance goals used by the County of Sacramento for transportation noise sources for comparison purposes. An acceptable exterior noise day-night noise level for residential land uses in Sacramento County has been established at 60 dBA, L_{dn} as a matter of policy (Policy NO-1, County General Plan). In addition to the noise performance goals of Figure 8-2, Table 8-3 summarizes the County's noise performance goals for residential land uses affected by stationary noise sources (non-transportation noise sources).

**Table 8-3: Sacramento County General Plan Noise Element
Stationary Noise Source Standards**

Statistical Noise Level Descriptor	Exterior Noise Level Standards (dBA)	
	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
L_{50}	50	45
L_{max}	70	65

Source: Sacramento County, 1993.



LEGEND



ACCEPTABLE
Specified land use is satisfactory. No noise mitigation measures are required.

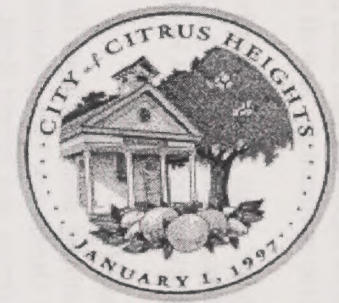


CONDITIONALLY ACCEPTABLE
Use should be permitted only after careful study and inclusion of protective measures as needed for intended use and to satisfy policies of the Noise Element.



UNACCEPTABLE
Development is not feasible in accordance with Noise Element. Use is prohibited.

COMMUNITY NOISE GOALS



Source: Sacramento County General Plan Noise Element

FIGURE 8-2

Noise modeling and field noise monitoring was conducted in an effort to characterize the Citrus Heights noise environment as well as generate existing noise contours for primary noise sources.

Major noise sources within the City of Citrus Heights primarily consist of roadway transportation, although Union Pacific Railroad and some industrial noise sources may influence community noise environments adjacent to City limits. Such influence was not documented during the noise survey.

Roadway

Ambient noise in Citrus Heights is influenced by vehicle traffic on Interstate 80 and major roadways such as Greenback Lane, Sunrise Boulevard, Antelope Boulevard, Auburn/Old Auburn Boulevard, San Juan Avenue, and Sylvan Road.

Short-term (15 minute) traffic noise measurements were collected with concurrent vehicle counts (autos, medium trucks, heavy trucks) at selected roadways (see Table 8-4). Location of short-term monitoring sites are identified in Figure 8-3.

Collected noise measurements were used to "reference" the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model. Comparison of the measured L_{eq} with the FHWA predicted L_{eq} is summarized in Table 8-4. Differences between measured versus predicted noise levels greater than 1.5 dB was the consequence of several factors, including roadway curvature, topography, noise reflective barriers, cold ambient temperature, and vehicle speeds greater than posted speed limits. As summarized in Table 8-4 below, it is apparent that the FHWA model fairly consistently underestimated actual ambient conditions to varying degrees.

Short-term sites were selected in an effort to characterize multiple roadway conditions in the City of Citrus Heights. Along Antelope Road, underestimation is attributed to noise reflection from an approximately eight foot masonry wall running the length of the measured roadway segment, as well as average vehicle speeds exceeding the posted speed limit. Differences between measured and modeled noise along Sunrise Boulevard is attributed to site topography and associated gearing up of vehicles traveling uphill or gearing down to decelerate. Appreciable speed exceedence and roadway texture was attributed to underestimation of Old Auburn and Van Maren Lane modeled noise levels. All measurements were affected by cold weather induced tire and vehicle noise.

Traffic noise was modeled and L_{dn} contours were developed using the FHWA model and existing traffic data (see Chapter 2.0 for existing traffic data) for all arterials in Citrus Heights. Vehicle fleet percentages assumed vehicle splits equivalent to that counted on December 10, 1998 during short-term monitoring. Vehicle fleet speeds were modeled at posted speed limits. Based on these model inputs, the FHWA model predicts hourly L_{eq} noise levels for free-flowing traffic conditions. Modeled traffic noise was based on p.m. peak-hour traffic volumes. As such, roadway congestion can result in lower peak-hour traffic noise than predicted by the FHWA model, a consequence of actual decreased vehicle speeds. It is a general conservatively based rule that peak-hour traffic noise is equivalent to the L_{dn} when traffic noise is the predominant noise source, significant stationary source noise is absent, and free-flowing traffic conditions exist.

TABLE 8-4: Comparison of Predicted Verses Measured Traffic Noise Levels

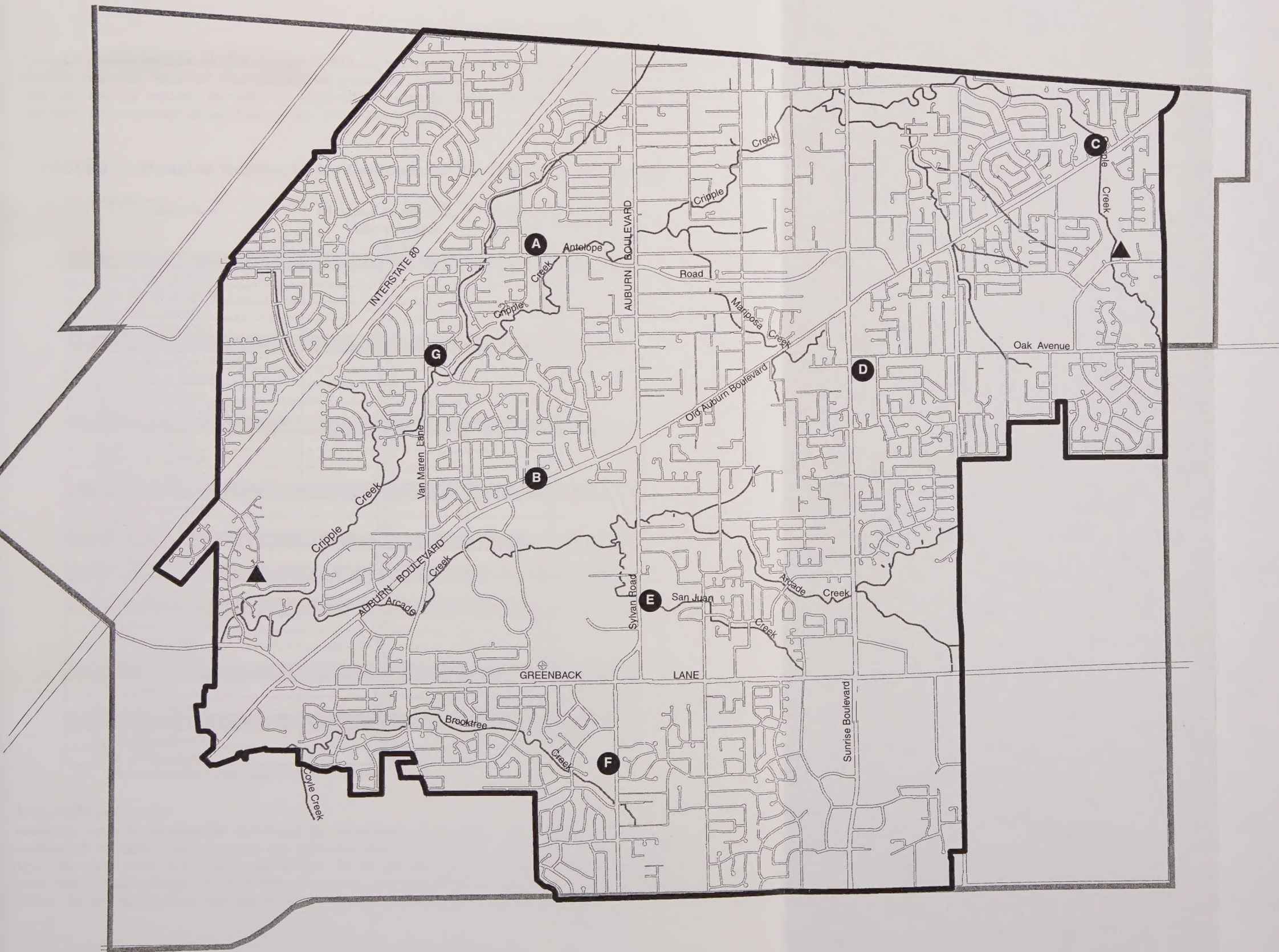
Reference Point ^a	Vehicles per Hour			Speed ^b	Distance ^c	Number Lanes ^d	Measured L _{eq}	Modeled L _{eq}	Diff. Meas./ Model
	Auto	Medium Truck	Heavy Truck						
A) Antelope Rd.	1,640	40	4	40	50	4 / 1	73.1	70.6	2.5
B) Auburn Blvd.	1,140	40	8	40	50	4 / 1	70.0	69.8	0.2
C) Old Auburn Blvd.	736	24	0	40	50	2	70.2	67.0	3.2
D) Sunrise Blvd.	3,036	84	36	40	50	4 / 1	76.4	74.2	2.2
E) Sylvan Rd.	1,520	28	4	45	50	4 / 1	70.8	71.4	0.6
F) San Juan Ave.	1,848	40	16	40	50	4 / 1	73.3	71.5	1.8
G) Van Maren Ln.	868	4	8	35	50	2	69.2	66.6	2.6

- a* Figure 8.4-3 identifies locations of noise measurements corresponding to letter identifier.
b Speed in miles per hour (mph). Speed assumed posted speed limit.
c Distance from center of roadway segment measured in feet.
d Lanes / Dividing Lane or Island

LEGEND

Noise Monitor Locations

- ▲ Long-term continuous noise monitor
- ⓧ Short-term noise monitor and concurrent traffic count



NOISE MONITORING LOCATIONS

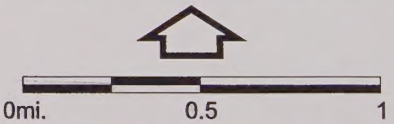


FIGURE 8-3

Table 8-5 presents modeled 65 dBA, L_{dn} and 60 dBA, L_{dn} noise contour distances to the center of modeled roadway segments. Modeled noise contours are plotted on Figure 8-4. Noise contour distances do not take into account roadway curvature or intervening topography and/or barriers. Typically, FHWA calculated noise contours are equivalent to the "worst-case scenario".

TABLE 8-5: Modeled Existing Noise Contours for the City of Citrus Heights

Segment	Distance to 60 dBA, L_{dn} Contour (feet) ^a	Distance to 65 dBA, L_{dn} Contour (feet) ^a
Greenback Lane		
Auburn to Van Maren	392	182
Van Marent to Sylvan	413	192
Sylvan to Sunrise	426	198
Sunrise to Fair Oaks	362	168
Auburn Boulevard		
Greenback to Van Maren	285	132
Van Maren to Sylvan	176	128
Sylvan to Antelope	329	153
Antelope to Twin Oaks	316	147
Old Auburn Road		
Sylvan to Sunrise	233	108
Sunrise to Antelope	182	84
Antelope to Fair Oaks	261	124
Van Maren Road		
Greenback to Auburn	164	76
Auburn to Antelope	142	66
Sylvan Avenue		
Greenback to Auburn	316	147
San Juan Avenue		
Madison to Greenback	274	127
Sunrise Avenue		
Madison to Greenback	451	209
Greenback to Oak	497	231
Oak to Old Auburn	411	191
Antelope Road		
I-80 to Auburn	292	135
Auburn to Sunrise	260	121
Interstate 80		
South of Greenback	2410	1118
North of Greenback	2358	1095

a Distances measured from center of roadway segment.

Noise Walls and Barriers

Roadway noise is significantly influenced by intervening noise walls and barriers. Noise walls, constructed of heavy dense material can attenuate roadway noise to varying degrees of efficiency dependent upon noise wall location and design. In the simplest terms, an effective noise barrier must break line-of-sight between the noise source (roadway) and noise receiver (residence). If line-of-sight is broken, the intervening noise wall can provide a fair amount of attenuation, on the order typically

LEGEND

- 60 dBA, L_{dn} Noise Contours for Arterials
- 60 dBA, L_{dn} Noise Contours for Interstate 80
- Existing Masonry Walls

ROADWAY NOISE CONTOURS FOR EXISTING CONDITIONS

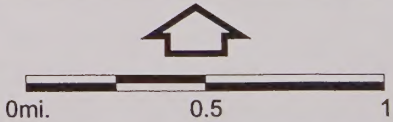
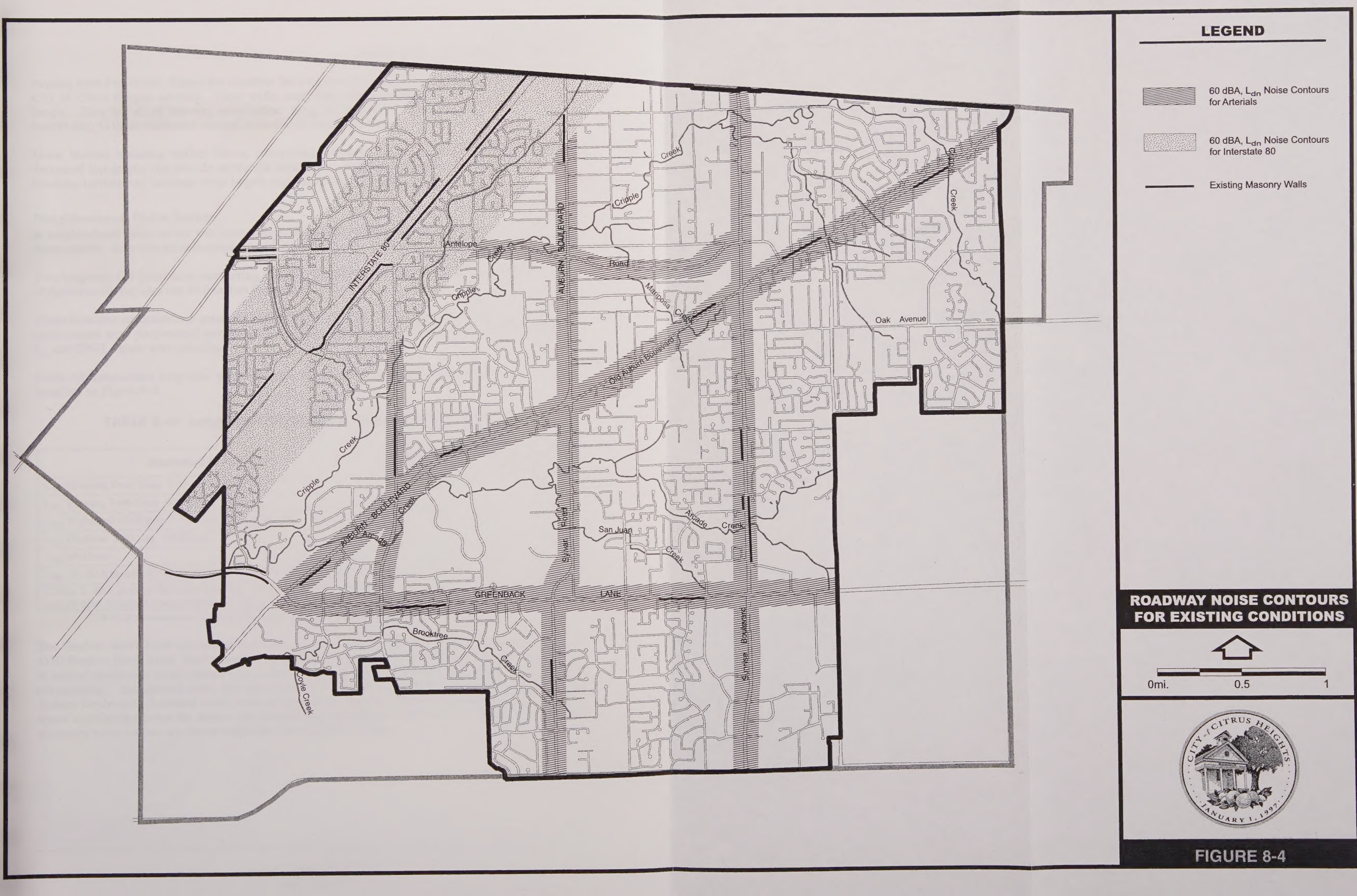


FIGURE 8-4



ranging from 5 to 15 dB. Figure 8-4 identifies the location of existing noise walls along Interstate 80 and City of Citrus Heights arterials. These walls range from approximately 6 feet in height to 10 feet in height. They are all of masonry construction; those of short length likely provide limited acoustical benefit only to those residences situated immediately behind the wall.

Noise barriers including earthen berms, intervening structures (homes or office buildings), raised or depressed topography can provide substantial attenuation. Again, the degree to which these line-of-sight breaking barriers may attenuate noise largely depends on barrier orientation and design.

Neighborhood Noise Survey

A neighborhood noise survey was conducted to document existing ambient noise within noise-sensitive communities. Sensitive noise receptors included residential land uses, churches, theaters, and schools.

Two long-term (24-hour) noise monitoring stations were established and noise levels recorded. Location of these monitoring sites can be found on Figure 8-3.

These locations are considered generally representative conditions throughout Citrus Heights. Long-term noise meters were programmed to collect L_{eq} , L_{max} , L_{50} and L_{90} statistical descriptors. Based on this data, L_{dn} and CNEL values were calculated.

Table 8-6 summarizes long-term noise findings. In addition, hourly noise plots are provided for both locations on Figure 8 -5.

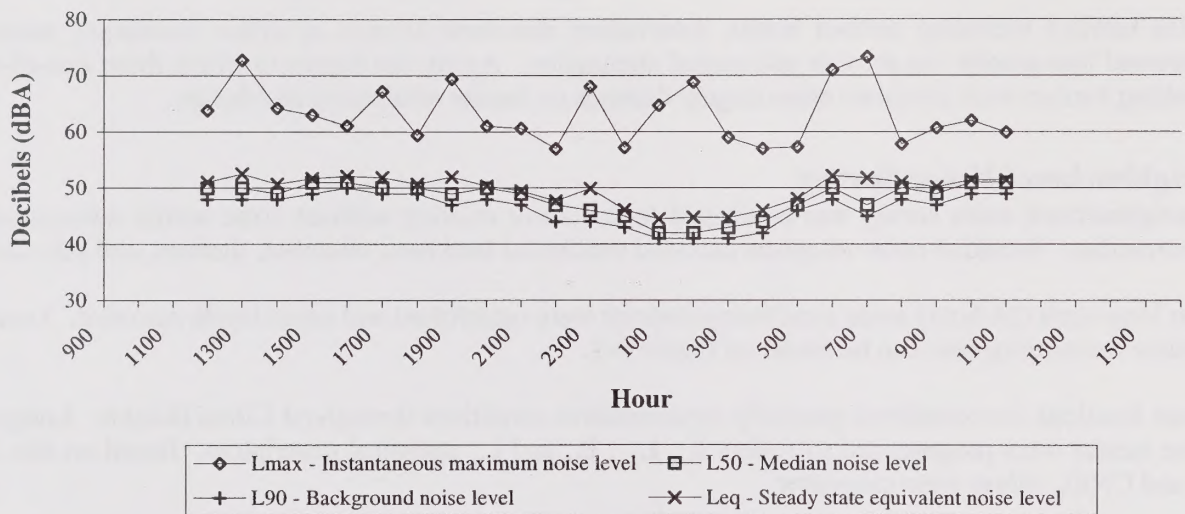
TABLE 8-6: Long Term Continuous Noise Monitoring (dBA)

Statistical Descriptor	Shadow Hawk Dec. 7, 1998	Cripple Creek Dec. 8, 1998
L_{eq} Morning Peak Hour 7:00 a.m. - 10:00 a.m.	51	50
L_{eq} Evening Peak Hour 4:00 p.m. - 8:00 p.m.	52	49
L_{eq} Nighttime 10:00 p.m. - 7:00 a.m. (not penalized)	48	44
L_{eq} Daytime 7:00 a.m. -10:00 p.m.	51	49
L_{eq} 24-Hour	50	48
L_{dn} 10 dBA penalty for noise between 10:00 p.m. and 7:00 a.m.	55	52
CNEL 5 dBA penalty for noise between 7:00 p.m. and 10:00 p.m. and 10 dBA penalty for noise between 10:00 p.m. and 7:00 a.m.	55	52

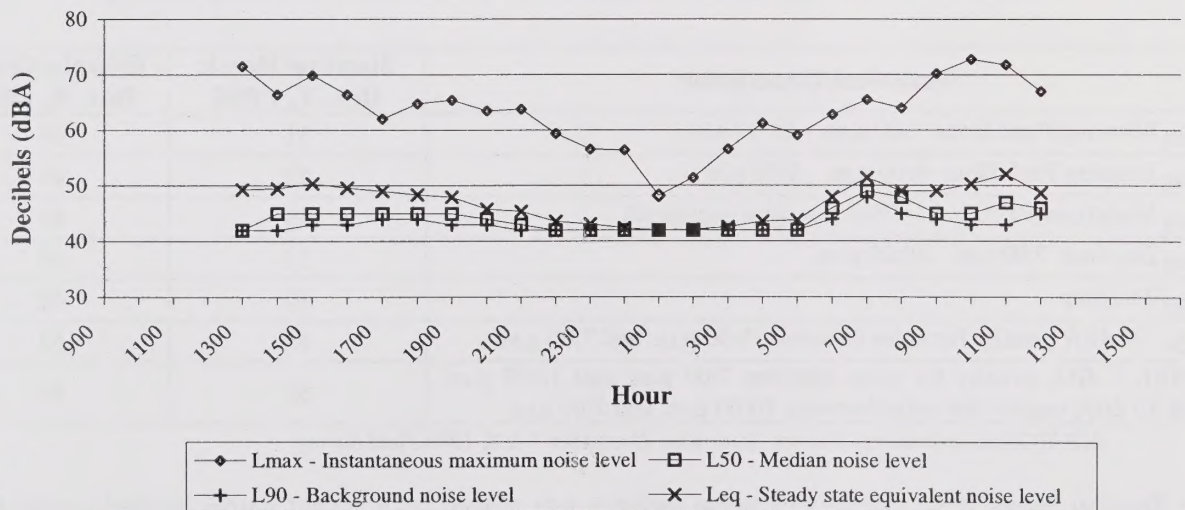
SOURCE: Environmental Science Associates, December 7 & 8, 1998 Field Survey

The Shadow Hawk Road continuous noise monitor was placed on a vacant parcel located across from 6550 Shadow Hawk Road. Background noise in the area was predominated by Interstate 80 traffic noise. A second continuous noise monitor was placed in open space along Olivine Road at the Cripple Creek overcrossing. Background noise was predominated by surrounding traffic noise, primarily from Old Auburn Boulevard. Resultant noise levels are typical of suburban residential neighborhoods, with noise levels significantly lower the greater the distance from Interstate 80 and arterial roadways. Significant stationary noise sources are absent within the City of Citrus Heights.

**Shadow Hawk Road
December 7-8, 1998**



**Cripple Creek at Olivine Road
December 8-9, 1998**



**LONG-TERM CONTINUOUS
NOISE MONITORING**



FIGURE 8-5



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